

14522 RAVENHURST

FEATURES & UPGRADES

ORIGINAL UPGRADES (YEAR OF PURCHASE)

- GAS FIREPLACE WITH DUAL LEVERS (ON/OFF GAS IN WALL AND SAFETY LEVER IN FIREPLACE)
- HOME ALARM SYSTEM (ADT, MONITORED MONTHLY)
- FRENCH DRAINS INSTALLED (ALONG BACK FENCE, BENEATH K-9 TURN, AND UNDER NEW PATIO.
- ELECTRICAL OUTLETS ADDED (BACK FENCE AND NEAR SUNROOM EXTERIOR DOOR)

2017/2018

- FULL REMEDIATION AND RENOVATION FROM STUDS OUT FOLLOWING HURRICANE HARVEY
- HOMEOWNER LIVED ON-SITE FOR SEVEN MONTHS TO OVERSEE ALL WORK.
- MOVE IN DATE, MARCH 30, 2018:
 - MADE CONSTRUCTION CHANGES TO PROVIDE OPEN CONCEPT IN PRIMARY AREA OF THE HOME
 - PEX PLUMBING
 - TANKLESS WATER HEATER
 - WOOD BLIND TREATMENTS ON ALL WINDOWS
 - FULL HOME GENERATOR
 - NEW A/C UNIT (OUTSIDE UNIT AND ATTICO WITH NEW DUCT WORK
 - K-9 TURF IN BACKYARD
 - NEW CONCRETE PATIO WITH DRAIN TO LEFT OF THE BACKYARD (2019)

2024/2025

- SPRAY-IN INSULATION
- NEW GUTTERS (FRONT AND BACK) AND EXTENDED TO SIDE OF HOME
- ROOF ACCESSED AND RIDGE LINE CHECKED FOR PROPERTY VENTILATION
- SOLAR VENTILATION FAN ON GARAGE ROOF
- RESEALED SUNROOM ROOF TO ENSURE SUSTAINABILITY.

*** PER SELLER ***

