



HOME IMPROVEMENTS

3 Belcarra Place The Woodlands, 77382

ROOF – January 2026 (transferable warranty)

ELECTRICAL (Replaced Jan. 2026 All under warranty)

- Siemens Service Panel – 200 Amp – UL listed and code-compliant
- Breaker 1 Pole up to 30 Amp GFCI OR AFCI
- Safety Surge Protection Single Phase-Eaton-Outdoor
- GFCI Duplex Outlet, 15A/ 20A – Tamper – Resistant (Outdoor) with Outdoor In-Use Cover
- Safety Alarm Direct Wire PREMIER (CO2 & Smoke W or W/O Strobe)

POOL

- Nov. 2025 – NEW LED Pool Lighting (\$4092)
- 2019 Commercial Grade Heater
- iAquaLink System (controlled by phone)
- Volleyball net posts built in

BACKYARD

- Flagstone Patio
- Alfresco 42” built-in grill with integrated rotisserie & built-in 2 side-burner
- Planter and Bench wrapping around garage corner
- Mosquito Misting System
- Fence 2020 with IPE rot board
- Outdoor kitchen with Granite
- Outdoor Fans
- Outdoor WiFi enable lights
 - Installed around stones throughout patio
 - Installed around pool equipment
 - Side of garage
 - Brightness and Color (RGB) app controlled

HVAC

- 2023 40-Gallon natural gas water heater
- 2019 Comfort Maker- 4 Ton Furnace / 6 Ton Coil & Condenser (16 Seer)

KITCHEN

- Solid Oak Island
- Island Cabinet opens on both sides
- Built-in Oven and Microwave

HOME THEATRE (INSIDE AND OUTSIDE)

- Subwoofers: 2 Polk CSW100s (Includes SWA500 Amplifier)
- Front Speakers: 2 Martin Logan Passage Speakers
- Rear Speakers: 2 Bose 791 Speakers
- Center Speaker: One Polk TCI Series
- Additional Speakers (all wires connect at the home theatre system)
 - Master Bedroom: 2 ceiling mounted speakers
 - Patio: 2 Bose 251 Speakers
 - Pool: 2 Boston Acoustic Speakers

BATHROOM REMODEL

- Guest Bath Remodel – linear drain in shower
- Master Bath Remodel – linear drain in shower

Lights and Fans

- Outdoor fans and lights controlled manually or by phone
- Kitchen and living rooms lights controlled manually or by phone
- Master bedroom lights controlled manually or by remote
- Other bedroom fans and lights master bedroom controlled manually or by remote

Cindy T. Watson, Realtor

Cell: 832-515-8673

Cindytwatson@aol.com

