



Features and Improvements Per Seller for 629 Spring Forest Dr., Conroe, TX 77302

Interior

- Late 2022: Installed between-the-glass blinds on back door in living room.
- Late 2025: Installed adjustable color-temperature LED lighting in kitchen

Exterior

- 8/2022: Roof replacement
- 11/2022: Gutter system upgrade by True American Gutters, \$4,507
 - Installed 6" sandstone-colored gutters (205 linear ft)
 - 205 linear ft gutter guards
 - 8 Valley Shields for improved drainage
 - 7 oversized 3"x4" downspouts
 - 15 corners included
 - 1 gutter dropout
- 9/2022: Added gates to both sides of backyard.
 - Double swing gate on side where driveway is
 - Single gate on other side of home
- 9/2022: Installed 3 ft wire fencing on left side of property

Mechanicals

- 8/2022: Payne 90,000 BTU gas furnace with coil (80 AFUE), \$5,760
- 5/2024: Trane XR 5-ton AC system, \$7,450
- 2024: Replaced one automatic garage door opener
- 2025: Sprinklers installed (front and backyard)