



Nicole Hudson
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11706 Edgewater Court, Montgomery Texas 77356

Home Upgrades List


6 Bedroom


5.1 Bathroom


5,337 sq ft

2020

- Roof and exterior stucco

2023

- Heated pool/spa, fire feature, bubblers, travertine planters with palm trees, with Pentair Pool App: \$150,000
- Additional propane tank: \$4,000
- Turnaround cool decked driveway addition and back patio cool decking: \$20,000
- Moen faucets throughout, Black/soft gold light fixtures, 5 toilets: \$8,000
- Low-voltage exterior lighting for the whole property: \$10,000
- 2 boat lifts, one 10,000lbs: \$10,000
- Backyard fence with auto-close gate: \$5,000
- Built-in ice machine: \$2,000
- Spare refrigerator in bonus room off garage: \$1,000
- Water heater: \$2,000
- 2 EV chargers: \$4,000

2023 cont.

- Dog door installed: \$500
- Full Property irrigation system, including lake water pump: \$12,000
- Landscaping: \$20,000
- AC unit: \$14,000
- 2 windows: \$2,000

2026

- Bulkhead concrete with cool decked top: \$26,000
- Exterior paint lime-washing stone: \$23,000
- 3-panel tuck-away patio doors on the main and second story: \$25,000
- Metal railings and oak-stained black treaded staircases: \$20,000
- Sea Doo lift: \$2,000
- Fireplace starter: \$300
- Epoxy garage floor: \$2,500
- Interior paint: \$20,000

Total Upgrades: \$388,300

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