

## 9007 Gable Glen Lane, Houston, TX 77095

### ***Seller List - Updates & Enhancements***

- Roof (July 2023) - Replaced roof w/ GAF Timberline HDZ High Definition Lifetime warranty composition shingle with Stainguard Plus 25 year color protection warranty (\$17,200)
  - Paint (July 2023) - Exterior siding pressure washed, caulked, repaint (\$3800)
  - AC (June 2023) - First Floor unit – replace outdoor condenser and indoor evaporator coil w/ Trane (5 Ton 14 SEER) unit (\$7572)
  - AC (July 2024) - Second Floor unit – replace outdoor condenser and indoor evaporator coil w/ Trane (3 Ton 14 SEER) unit (\$7757)
  - Thermostat (2021) - Updated two ‘Ecobee3 lite’ smart wifi enabled programmable thermostats w/ phone app control (~\$200)
  - Patio Grill (July 2023) - 32” Paradise grill (4 burner, natural gas) built into 94” console with Italian Travertine countertop featuring stainless steel bar fridge, storage door, trash drawer (\$4866)
  - Ring wireless Alarm system, Ring video doorbell, two Ring motion activated Flood Light cameras, two Ring motion activated Spot Light cameras (~\$800)
  - Game Room – Built in deep drawer storage with window seat (~\$1300)
  - Den – Custom Entertainment & Bar wood cabinet Built-in with wine rack and storage (~\$2700)
  - Primary Bathroom (Summer 2021) - Remodel shower tile & glass, floor tile. Replaced spa tub. Install custom double 10’ vanity, countertop, sinks, faucets, mirrors, lighting (\$20,000+)
  - Primary Closet – Installed custom design storage system including 36” wide drawers, shoe racks, pull out trouser hangers, shelving and lighting (~\$3800)
  - Secondary baths – Updated countertops, sinks, faucets, tile flooring, mirrors (~\$4500)
  - Flooring - Updated wood flooring installed in First floor living areas, Primary Bedroom and closet, Second floor hallways and Game Room, stairway. Replaced carpeting in Secondary Bedrooms and Media Room (~\$18,000)
  - Crown molding installed in most First floor rooms and Second floor Bedrooms (~\$3600)
  - Installed low profile 6” LED recessed lights throughout (~\$1600)
  - Fence (approx. 2017) - replaced per HOA specifications, power washed Feb 2026 (~\$2700)
  - Kitchen – Installed high end Samsung Double electric ovens, Frigidaire Gallery quiet dishwasher, touchless sink faucet, three bronze pendant lights over island cooktop area (~\$4000)
  - Patio (approx. 2022) - Updated two high durable ceiling fan/lights with remote control (~\$1000)
  - Patio (approx. 2017) - Installed floor to ceiling Coolaroo outdoor roller retractable solar shades (~\$1600)
  - Garden – (2024/2025) Installed 180 SqFt paver patio, 4’ x 8’ raised enclosed vegetable garden with dedicated automatic sprinkler system (~\$2400)
  - Interior Paint – Custom Benjamin Moore Regal Select Matte paint sculpting in all rooms
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- ❖ 3612 SqFt living space (per appraisal), 10,464 SqFt lot (per HCAD)
  - ❖ Built year 2007 by Highland Homes
  - ❖ 3 car Garage, triple wide driveway, extended covered Patio