

# UPGRADES AND IMPROVEMENTS

Property Address: 12944 Point Aquarius Blvd.

| DESCRIPTION                         | DATE |  |
|-------------------------------------|------|--|
| New composite Roof                  | 2018 |  |
| New AC/Heater Unit                  | 2019 |  |
| New kitchen appliance package       | 2025 |  |
| Primary bath remodel                | 2025 |  |
| New carpet on stairs and upstairs   | 2025 |  |
| Whole interior home paint           | 2025 |  |
| Epoxy garage floor                  | 2025 |  |
| New kitchen counters and backsplash | 2025 |  |
|                                     |      |  |
|                                     |      |  |
|                                     |      |  |
|                                     |      |  |
|                                     |      |  |

## TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

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1. It is a gated community
2. 2 pools and tennis courts across the street
3. Private access to the lake through 2 marinas
4. Quick access to both Montgomery and I-45
5. Large breakfast room and kitchen area
6. Large second pantry by utility room
7. Covered patio with dual fans and recessed lighting
8. Accent walls in multiple rooms of the house
9. Large lot with extra backyard space
10. Plenty of room to add a pool

# AGE OF MECHANICALS

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| MECHANICALS                           | APPROXIMATE AGE |
|---------------------------------------|-----------------|
| A/C #1                                | 2019            |
| A/C #2                                | 2019            |
| A/C #3                                |                 |
| WATER HEATER #1                       | 2021            |
| WATER HEATER #2                       |                 |
| WATER HEATER #3                       |                 |
| WATER SOFTENER (IF APPLICABLE)        |                 |
| FURNACE #1                            |                 |
| FURNACE #2                            |                 |
| FURNACE #3                            |                 |
| OVEN(S)                               | 2025            |
| COOKTOP                               | 2025            |
| DISHWASHER                            | 2025            |
| MICROWAVE                             | 2025            |
| BUILT-IN REFRIGERATOR (IF APPLICABLE) |                 |
| POOL PUMP                             |                 |
| POOL FILTER ASSEMBLY                  |                 |
| POOL HEATER                           |                 |
| POOL PLASTER                          |                 |

**UTILITY INFORMATION**

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Property Address: 12944 Point Aquarius Blvd.

| <b>UTILITY</b> | <b>MONTHLY AVG.</b> |
|----------------|---------------------|
| ELECTRIC       | \$150               |
| GAS            | \$40                |
| WATER/SEWER    | \$50                |
| WASTE MGMT     | \$15                |
|                |                     |
|                |                     |