

## Upgrades for 133 Pepper Grass Place, Montgomery, TX 77316

### Total cost of upgrades:

1. **180 square foot fully finished bonus room \$5,000** (2 ceiling fans with lights and door to attic space)
2. **Screened in porch** completed in 2023 (built by Conroe Awning and Screen): **\$4,000**
3. **Outdoor Living by Burrington's : total cost \$28,402.06 with tax**  
Breakdown of cost:
  - **Seat wall and steps \$9,799.37**  
20' long custom built travertine seat wall to include:
    - Two 8' long seat walls with flagstone backing and 2"by 4" travertine veneer and decorative 2 columns 18"x18" x 30"
    - Concrete block framing:
      - 18 bags concrete
      - 80 each Concrete block 16x8x4 (16" length x 8" height x 4" depth
      - 4 bags mortar
      - 72 sq. ft travertine veneer- silver
      - 20 linear ft travertine cap—platinum Pearl
      - 16 linear ft flagstone
  - **Red Cedar Pergola. \$12,973.01**  
216 sq ft (12'x18') rough cut red cedar pergola to include:
    - 6'x6' cedar posts
    - 2'x 12' cedar beams
    - 2'x10' cedar framing
    - 2'x2' cedar slats
    - Non-corrugated UV rated polycarbonate top (prevents rain from coming through)
    - Stained and sealed
    - Decorative black hardware
  - **Concrete Pad \$2,651.72**
    - Concrete patio addition approx. 84 sq. ft.
    - 3000 psi concrete with #3 rebar installed on 12' centers
    - Broom finish with picture frame edging
  - **Spray Deck Patio Overlay. \$2,988.96**
4. **10 foot front storm door with sliding glass exposing screen at top. \$1,800**
5. **Hot tub purchased in 2022. \$8,000**