

Property Improvements List

PROPERTY ADDRESS: 8911 Sendera Drive, Magnolia, TX 77354

YEAR	IMPROVEMENT DETAILS	COST
2025	Installed all NEW energy efficient dual pane windows with security latch functionality & tilt in cleaning / screen access Installed multiple decorative cranes throughout yard	\$40,160
2025	Installed Whole Home Generac Generator for entire property including the septic, well and pool/hot tub; Installed wireless Blink brand security cameras throughout the entire property	\$23,000
2024	Installed new solid wood front door & hardware Installed new cement benches throughout property	\$4,700
2022	Custom built outdoor backyard shed with access ramp and locking double doors	\$2,600
2021	Installed Access bridge across Stocked (Koi, Catfish, Perch) Pond with stone laid in ground fire pit	\$2,550
2017	Installed complete property Invisible Electric Fence Installed attic insulation to entire attic space Installed NEW landscape up and down lighting around the property	\$9,700
2010	NEW well installed for whole home water supply	\$6,100
2009	Water Softener system installed in line with the private well <i>(unit retained by seller prior to move out / connections remain for new)</i>	\$600
2007	Installed custom heated pool with hot tub, full deck surround with drainage, custom stone waterfalls and surrounding landscaping	\$37,500
2007	Added Game Room / Garage Apt / Flex room adjacent to Garage complete with tile flooring, A/C unit and large windows for plenty of natural light	\$3,000
2006	Installed natural base pod including multiple aerators and stocked it with Koi fish, Catfish and perch which stay with the property	\$2,500
2000	Installed new Outdoor Kitchen complete with bar seating, granite countertops, all SS appliances including gas grill and side burners, refrigerator, pull out trashcan, storage drawers with paper towel holder, vent hood & TV	\$16,000
	Removed over 40 pine trees, New Wood Floors, Kitchen Renovations, Bathroom Renovations & Installed automatic iron remote controlled front driveway gate with key pad	\$43,750

Contact Listing Agent directly with any questions regarding updates or the property in general.

Sincerely,



Whitney Sodders, Realtor®



The Woodlands, TX

Sodders Real Estate Solutions, Grp with CB&A, Realtors

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P.S. If you're not ready to sell feel free to keep this letter and contact me when you are ready.

You can reach me directly at 832-510-0560 (direct line)

