

Property Improvements & Major Updates

9223 Gauguin Ln, Missouri City, TX 77459

Documented Improvements

- November 2025 – Full interior painting (all rooms) – \$7,000
- October 2025 – New carpet in primary bedroom – \$800
- October 2025 – New exhaust fans with anti-microbial UV lights in all shower rooms – \$1,000
- June 2025 – Primary bathroom renovation – \$17,000
- June 2025 – Primary closet renovation – \$2,500
- April 2025 – New irrigation piping and sprinkler heads – \$2,000
- March 2025 – 14.35kW Solar installation
 - Solar installed by Sunrun is a PPA (not a lease, not a loan); ~\$500 reduction in annual electricity costs in addition to having full-home battery backup power source in event of a power outage
- March 2025 – [Tesla Powerwall](#) battery backup (2)
- March 2025 – Smart [SPAN panel](#) electrical upgrade (200A service)
- February 2025 – New roof – \$10,000
- February 2025 – Vivint Smart Home alarm system installed – \$2,000
- February 2025 – Smart door locks installed – \$600
- August 2024 – Left and right side fence replacement – \$3,500
- June 2024 – New pool pump – \$800
- 2024 – New dishwasher – \$400
- June 2023 – Rear fence replacement – \$2,000
- July 2022 – New washer and dryer – \$1,000
- June 2022 – New refrigerator – \$4,000
- June 2022 – New ceiling fans (patio, primary bedroom, dining room) – \$500
- August 2021 – Poured concrete (rear & side drainage improvement) – \$2,600
- June 2020 – iAquaLink smart pool control system – \$3,850
- June 2020 – Jandy water filter system – \$1,650
- June 2020 – New pool lights – \$1,950

Total Documented Owner Investment (excluding solar PPA system): \$65,150