



***Margie Phillips***  
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Licensed Texas Realtors

## **31418 Weston Village Drive**

### **IMPROVEMENTS**

- HVAC, Unit 1 American Standard, 3.5 Ton, 14 Seer 1/18/2018
- HVAC, Unit 2 Lennox, 2 Ton, 14 Seer 3/24/2019
- Surge Protector 7/25/2024
- Louvered Patio Cover, 21 Century Sunrooms 3/20/2024
- Critter Control, Prevention barriers (roof) 4/25/2025
- Fence, Cedar fence, iron fence in back 70' 9/19/2023
- Garage LED Lighting, extra lighting in garage 5/11/2020
- Gas Water Heater, 50 gallon gas water heater 9/28/2019
- New Roof, shingled 1/02/2016
- Roof Power washed 7/01/2025
- New Pool heater, 250K BTU 1/15/2026
- New carpeting upstairs 4/01/2019
- New Blinds, custom sheer shades 2/22/2025
- Solar Screens, Suntex polyester screens (west) 7/19/2001