

Owner's Upgrades



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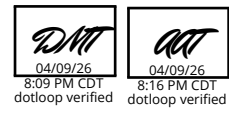
Welcome to **9410 Taidswood Drive** in the highly sought-after Champion Forest community! 🏠

This home offers the rare combination of an established neighborhood, low maintenance spacious back yard and private pool, major system updates that are critical for a 1977 built home, and all zoned to Klein ISD and priced to sell quickly, well below current market value for comparable homes with pools in this neighborhood!

This home immediately impresses with stunning curb appeal, highlighted by a majestic oak tree, brand new mailbox, newer gorgeous black shingle roof, mature landscaping featuring Houston's favorite showstopping azaleas, a traditional brick path to the front entry, and an extra-long driveway perfect for entertaining and off-street parking. A fully detached garage with custom shelving adds storage for all your necessities. This garage and driveway space are perfect for cookouts, family gatherings, working on home improvement projects, sidewalk chalk art, and even playing basketball! Privacy fencing for trash and recycling are extra perks to this versatile and large area.

The backyard is truly a standout feature of this property — designed for enjoyment with a resurfaced private pool and spa and wrought iron fence separating the driveway from the back yard, a large patio space that wraps around the pool, and fully synthetic turfed yard so there is no mowing or weeding required. Star Jasmine and Podocarpus Yew plants along the perimeter of the yard create a peaceful outdoor retreat ideal for both relaxing and entertaining. Time spent in this backyard will be absolutely divine with the hummingbirds and the sweet smells of Jasmine!

Inside, the home has been thoughtfully updated with many major system improvements and cosmetic enhancements. The kitchen has been fully remodeled, bathrooms updated with new sinks and counters, half bath has new flooring and new toilet, lighting and fixtures replaced





throughout the home including ceiling fans, and new banister for the stairs. There is new LED lighting in the primary bedroom closets, beautiful plantation shutters throughout the home, and we can't ignore the many custom built-ins throughout the home that offer tons of storage and display opportunities - in the home office, the upstairs game room, the primary bedroom, and the family room.

The current and previous sellers have also invested in substantial infrastructure upgrades including a recent whole home plumbing repipe with PEX plumbing, new energy star hot water heater, many electrical updates, portable generator hookup installed directly to the home so you can power the home with your preferred gas generator, total HVAC replacement of both units including duct work, attic insulation updated and solar attic vent fans installed, and finally a new roof installed in 2023.

Check out the itemized list of updates and upgrades below including the approximate year of completion for each item.

All information should be independently verified and has been shared as a courtesy. Please review all seller's disclosures and their respective attachments provided with your real estate agent. This home has a recent mold assessment report attached.

 9410 Taidswood Drive, Spring TX 77379 

Upgrades Completed by Current Owners

2021 Updates

New High End Appliances - all will convey with the home

- ❖ LG front load washer: 4.5 cu ft LG-WM4000
- ❖ LG "Sidekick" Pedestal washer: 1 cu ft perfect for small loads and delicates
- ❖ LG front load Dryer with pedestal (LG DLGX)
- ❖ LG French Door Refrigerator - *Owner's Manual will convey*

Bathroom Updates

- ❖ Main Floor Bathroom: new tile flooring, new toilet
- ❖ Upstairs: Installed Panasonic Whisper Quiet Exhaust fans with the timer switches in both bathrooms

Garage Updates

- ❖ Installed fixed garage organization that conveys

Plumbing Updates

- ❖ Whole Home Repipe with high quality Pex piping, work completed by: **We Do Repipes**
- ❖ New Hot Water Heater - **Energy Star Bradford White Defender RG240T6N**
- ❖ Gas line hook up installed for whole home portable generator (generator not included and does not convey) - **Bears Plumbing**

Bedroom Updates

- ❖ Installed LED lighting in the primary bedroom closets

General Home Updates

- ❖ Installed new smoke detectors throughout the home

2023 Updates

New Roof

- ❖ Installed by **Hillco Roofing**
- ❖ **Hillco** also installed new solar powered attic ventilation fans that feature temperature control settings

Electrical Updates

- ❖ Electrical Panel & Breakers by licensed electrician
- ❖ Power panel lockout to allow whole home generator power

See more on next page...

Upgrades Completed by Previous Owners

Per Prior Listing Disclosures from 2021 MLS #82802685

Exterior Updates

- ❖ Fence 2016
- ❖ Resurfaced pool, replaced tile and coping 2015
- ❖ Resurfaced patio
- ❖ New windows
- ❖ New doors 2017
- ❖ New landscaping 2019 (turf in backyard)
- ❖ Replaced garage door and door opener 2016
- ❖ Repainted entire exterior of home 2020

Interior Updates

- ❖ Remodeled kitchen
- ❖ Shutters to front of house, custom shades and drapes on back of house
- ❖ New carpet 2017
- ❖ New wrought iron banister/handrail
- ❖ Repainted all interior
- ❖ Remodeled upstairs bathroom (new shower, sink, countertops)
- ❖ Replaced all ducts in attic, replaced both ACs 2021
- ❖ Added insulation to attic and added an attic vent fan
- ❖ Replaced all ceiling fans, light switches and light fixtures throughout house