

# 18014 Bayou Mead | Eagle Springs

## Property Upgrades & Improvements

This home has been thoughtfully updated with quality improvements, enhancing both style and functionality.

### Major Systems & Structural Improvements

- New Roof (2026) – \$25,000
- HVAC Systems Replaced (2018) – Both Units
- Water Heater Replaced (2019)

### Interior Enhancements

- Engineered Hardwood Flooring (2018, Main Floor) – \$20,000
- Custom Built-Ins in Living Room (2018) – \$7,500
- Designer Lighting Upgrades:
  - Kitchen Fixture – \$1,299
  - Dining Room Fixture – \$2,000
  - Powder Bath Fixture – \$549
- Kitchen Upgrades:
  - Updated Faucet – \$885
  - Stylish Backsplash – \$3,000

### Outdoor & Exterior Features

- Pool & Extended Back Porch Addition (2019) – \$75,000
- New Fence (2022) – \$2,500

### Additional Features

- Ceiling Fans Added in Upstairs Bedrooms
- Custom Beadboard Trim Detail in Secondary Bedroom

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### Total Documented Improvements: Over \$140,000 Invested

This home reflects consistent care and thoughtful upgrades, offering both aesthetic appeal and long-term value.