

Property Improvements & Upgrades (2025–2026)

Address: 15902 Guineastad, Spring, Texas

Extensively updated and meticulously maintained, this home offers major 2025–2026 improvements throughout. Highlights include a new roof, new insulation, updated electrical with surge protection, tankless water heater, new gutters with gutter guards, a new 5-ton upstairs HVAC system with furnace, and three added split A/C units. The interior has been beautifully refreshed with a remodeled kitchen, upgraded master bath cabinetry, reclaimed wood fireplace mantle, new paint throughout key living spaces, custom game room beams, and a converted garage gym, all complemented by lush new front and backyard landscaping.

This home has undergone extensive upgrades and improvements throughout 2025 and 2026, significantly enhancing both its value and livability. Below is a comprehensive summary:

Exterior & Structural Improvements:

- Installed a **brand-new roof** (2025)
- Added **new gutters with gutter guards** (2025)
- Upgraded with **new insulation throughout the entire home**
- Completed **full front and backyard landscaping** (2026)

Electrical & Mechanical Upgrades:

- Replaced the **main breaker panel** with all new breakers
- Installed a **whole-home surge protection system**
- Installed a **tankless water heater** (downstairs)
- Added **three split A/C units** (gym, master bedroom, and upstairs)
- Installed a **new 5-ton A/C system with new furnace** for upstairs (2025)

Interior Renovations – Kitchen:

- Installed a **new kitchen island**
- Replaced all **cabinet doors, drawer fronts, and cabinet boxes**
- Upgraded to **soft-close hardware with undermount glides throughout**

Interior Renovations – Bathrooms:

- Fully upgraded the **master bathroom cabinetry** with new doors and drawer boxes
- Installed **soft-close hardware with undermount glides**
- Installed **four new toilets**

Interior Improvements & Custom Features:

- Installed a **custom fireplace mantle** using reclaimed wood
- Refinished all **downstairs doors** and built new doors (2025)
- Replaced all **hallway cabinet doors and drawers**
- Converted **half of the garage into a fully functional gym**
- Upgraded the **game room** with:
 - New paint
 - Installed decorative **reclaimed wood-style beams**, stained to match

Interior Painting (2026):

- Fresh paint completed in:
 - Entryway
 - Living room
 - Dining room
 - Office
 - Master bedroom
 - Master closet
 - Master bathroom
 - Kitchen
 - All upstairs hallways
 - Game room

These updates reflect a substantial investment in quality craftsmanship, modern systems, and aesthetic improvements, making this home move-in ready with major upgrades already completed.