

HOME UPGRADES & REPAIRS
28733 LAKESIDE GREEN, MAGNOLIA, TX 77355

UPGRADE	YEAR	USD
Installed Plantation shutters	2016	
3M energy efficient window tinting throughout home	2016	
Speakers in media room & living room	2016	
Back porch extension	2016	
Added stained bead board ceiling on back porch	2016	
Added built-in cabinetry & shelving in home office	2016	
"Secret" bookshelf doors leading to walk-in attic space in two upstairs bedrooms	2016	
Safe added to home office	2016	
Landscaping lights added to exterior of home	2017	
Barn door added to downstairs guest room	2018	
Epoxy & clear coat on garage floor Water softener installed	2019	
New Roof	2021	
New LG Refrigerator	2021	
Installed energy efficient LED can lights in kitchen, media room & primary bedroom	2021	
19,000 galloon pool/spa with fireplace, dining area, travertine deck	2022	
24kW WHOLE HOME generator	2022	
Iron fence added	2023	
Efficient downstairs Lennox 5-ton A/C/Heating system, upgraded to 2 stage	2023	
Efficient upstairs Lennox 3-ton A/C/Heating system, upgraded to 2 stage, upgraded from 2.5 ton to 3 ton	2024	
New LG Washer and Steam Dryer with pedestal	2025	\$6,000
Master bathroom complete renovation: free standing tub, new vanities with 3 cm quartz countertops and delta faucets, new Delta faucets w/ 2 way in shower and free standing tub, double shower heads, customs frameless glass door and shower window, shower door extension, wall stone, mosaic shower floor, italian porcelain tile , led light mirrors , new toilet , new lighting fixtures and added LED pot lights.	2025	\$55,500
Shaw scraped Hardwood installation throughout the house, including both set of stairs and repair existing hardwood flooring	2025	\$43,400
Paint entire house with Sherwin Williams- Emerald paint grade , including all shatters, cabinry in office and Laundry / added new hardware	2025	\$29,000
Chandelier in living room with dimmer, new fans installation throughout, led pot lights and new lighting fixtures throughout the house, led mirrors in guest bedroom and 1/2 bath, added pot lights in master bedroom with dimmer	2025	\$11,500
Added Brick wall in Sunroom	2025	\$2,000
Landscaping, outdoor lights, pool new valves installation, re-level Travertine tile, installation of decking drains, replace 50 % sprinklers heads and repair automatic system, stucco repairs , service water softener system	2025	\$24,000
Shelving in Garage	2025	\$1,200
Laundry tile and shelf installation	2025	\$1,300
Installation of generator soft starter and surge system	2025	\$1,500
Installation of Reverse Osmosis Water System	2025	\$1,600
Previous Owner Installed, Owner has items currently in Attic:		
Installed decorative shades in sunroom, breakfast room & living. Motorized in living room (on remote control to raise/lower)	2016	