



# HOME UPGRADES & IMPROVEMENTS

3111 Willowbend Road

*A polished summary of documented improvements, organized by year completed and investment amount.*

UPGRADE / IMPROVEMENT	YEAR	CONTRACTOR / VENDOR	COST	NOTES
Flooring	2020	Brazos Valley Flooring	\$22,000	
Water Heater	2020	Bradbury Brothers		
Interior Renovations	2024	Lochmann Construction	\$65,000	
"Boat Lift & Motors"	2024	Anchor Boat Lifts	\$1,500	New lift designed for 25-foot V-hull boat; new metal wiring and motors
Outdoor Kitchen	2025	Creekside Outdoor	\$30,000	
Artificial Grass	2025	Aggieland Artificial Grass	\$13,500	15-year warranty; estimated \$1,200/year maintenance savings noted
Pool Pumps & Filter	2025	Diversified Pools	\$1,100	Extra new pump at house
Interior Paint & Lights	2024-2026	Ernesto Meraz	\$19,000	
Exterior Paint / Fascia Repair	2026	Summit Commercial	\$33,600	
Roof Repairs	2026	Spire Roofing	\$2,800	Repaired soft boards and shingles over outdoor closet area
AC Tune-Up / Cleaning / Blowout	2026	Bradbury Brothers	Included	Included in membership
Garage Door Opener	2026	Powerlift Garage Doors	\$1,610	
Garage Floor & Lights	2026	Ernesto Meraz	\$2,700	
Dishwasher Replaced	2025	Tim Bailey Plumbing	\$897	
<b>TOTAL DOCUMENTED UPGRADE INVESTMENT</b>				<b>\$193,707</b>

## Updates by Previous Owners:

- ❖ Boat Slip/Bulkhead & Boat Cover - 2008
- ❖ Pool - 2010
- ❖ Pool resurfaced - 6/2013
- ❖ Roof replace & seamless gutters added - 6/2014
- ❖ End of driveway concrete/curbs repaired and rebar reinforced -8/2014
- ❖ Glass replaced in 14 windows (Dining, Primary Bath, Primary Bedroom, Downstairs - 5/2015
- ❖ AC unit replaced for the Primary Bedroom Zone - 5/2015