



2327 CARRIAGE RUN E
CONROE, TX 77384

LIST OF UPGRADES & IMPROVEMENTS

- ✓ New **30-year roof** with transferable warranty (2026)
- ✓ New **insulated energy-efficient windows** with solar screens (2026)
- ✓ Brand-new **Generac generator** (2026)
- ✓ New **stainless steel appliances** including refrigerator, washer, dryer, oven/stovetop, dishwasher, and deep freezer (approximately 2 years old)
- ✓ New **fans and light fixtures** throughout the home
- ✓ New **Nest thermostat** air conditioning system
- ✓ **HVAC** system approximately 2 years old
- ✓ **Shower door and faucets** in like-new condition
- ✓ Updated **smoke and carbon monoxide detectors**
- ✓ **Child-protection outlets** and **light switches** installed throughout
- ✓ **Luxury vinyl flooring** approximately 2 years old
- ✓ **Fence** replaced approximately 2 years ago (except for a small section)
- ✓ **Tough Shed** approximately 2 years old
- ✓ Newly sealed **ceramic floors, tubs, and showers**
- ✓ Fresh **interior and exterior paint** throughout
- ✓ New **kitchen quartz countertops** and **backsplash**
- ✓ **Garage door opener**
- ✓ **Motion detector** outdoor lighting

QUALITY UPGRADES. PEACE OF MIND. READY FOR YOU.

