










2139 PACIFIC LOON LN

CONROE, TEXAS 77304

PROPERTY IMPROVEMENTS & ESTIMATED INVESTMENT



IMPROVEMENT	APPROX. COST
 Custom Pool with Tanning Ledge, Water Features & Decking Heated pool with tanning ledge, 3 sheer descents, decorative columns, premium stone decking and professional landscaping	\$65,000
 Whole-Home Generator Automatic standby generator capable of powering the entire home	\$15,000
 Water Softener & Filtration System Whole-home water softener system and dedicated drinking water filtration	\$7,000
 Tile Driveway & Walkway Extended tile driveway and front walkway	\$6,700
 Granite in Kitchen Counters Granite countertops in kitchen with undermount sink	\$8,000
 Custom Fireplace Feature Wall Built-in modern fireplace with stone surround and custom mantle	\$5,000
 Covered Patio & Outdoor Living Area Extended covered patio for outdoor living and entertaining	\$11,000
 Oversized Tile in Main Living Areas Designer oversized tile flooring throughout main living areas	\$9,500
 Large Sliding Glass Doors Expansive sliding glass doors create a seamless transition between indoor and outdoor living	\$7,500
TOTAL ESTIMATED INVESTMENT	\$134,700

Costs are approximate and based on seller's estimates and industry averages.
Documentation and receipts available for review upon request.