

**Upgrades & Improvements**  
**67 N. Pentenwell Circle**  
**The Woodlands, TX 77382**

**Interior:**

- Arcade/Media/5th Bedroom Upstairs
- 2 Variable Speed 5 ton HVAC Systems (Nov. 2016)
- 2 Hot Water Heaters (Nov. 2018 & Aug. 2023)
- New Refrigerator, Microwave, Dishwasher, Washer & Dryer (2023)
- Table in Laundry Room & Electrical for Second Refrigerator
- Bookshelves & Cabinets in Office
- Primary Closet Built Ins
- Surround Sound & Equipment that Stays with the House
- Alarm System with Sensors on all Doors and Windows
- Cased Windows and Bookshelves in Family Room
- Window Shades in Sunroom
- Window Tinting
- Plantation Shutters
- Freshly painted the entire home with brighter and neutral color
- Electrical window treatments covering the entire downstairs area facing the backyard and the lake (primary bedroom, living room, kitchen & dining, and sunroom)
- Updated wood flooring in office and dining room
- Updated wood throughout the upstairs
- New carpet in media room and on the stairs

**Exterior:**

- New Roof (2021)
- 2 Yard Fountains
- Invisible Fence for Pets
- New Wooden Fence (2014)
- New Sprinkler Control Box (2023)
- EV Charger in Garage
- Garage Cabinet & Work Area
- Stone Patio Deck and Walkway
- Landscaping & Gardens
- Gas & Electric Connections on Back Patio
- Landscape Lighting



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## 67 N Pentenwell Cir

### WHAT I LOVE ABOUT MY HOME

- The Neighborhood is very family oriented and super friendly
- Our next door neighbors are extremely nice, helpful and very friendly
- Corner house with one side open space with no neighboring house
- Looking outside every morning feels like resort living
- Very unique and well manicured backyard and front
- Fishing activity right at our backyard is very exciting
- The sunroom is a retreat, morning Coffee in a resort like setup
- Spacious living and kitchen area with open ceilings
- Plenty of storage space in the Media room and throughout the house
- Spacious bedrooms
- Spacious game room and very spacious media room



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## SELLER'S EXCLUSION LIST

ADDRESS: 67 N Pentenwell Cir, Spring, TX 77382

**PLEASE CHECK OR CIRCLE ANY OF THE FOLLOWING ITEMS THAT YOU WILL BE EXCLUDING FROM THE SALE OF YOUR PROPERTY AND SPECIFY LOCATION IN THE HOUSE:**

*Unless otherwise specified, everything permanently attached to the property is included in the sale of the property.*

*Refrigerator, washer, and dryer are considered personal property in this market. Please use non-realty addendum to negotiate otherwise.*

Curtains, rods, draperies, valences, window treatments Master bedroom

Mirrors fixed in place, decorative mirrors in bathrooms \_\_\_\_\_

Wall sconces, metal work, decorative art that may appear to stay \_\_\_\_\_

Ceiling fans, light fixtures, attic fans \_\_\_\_\_

Flat screen TV attached to wall, brackets that attach TV \_\_\_\_\_

Satellite dish, controls, built-in speakers, projectors, media equipment \_\_\_\_\_

Built-in security (Ring Doorbell/Cameras), fire equipment, carbon monoxide detectors \_\_\_\_\_

Plumbing fixtures, water softener equipment, central vacuum equipment \_\_\_\_\_

Built-in kitchen equipment – coffee pots, toaster ovens, microwaves, pot racks \_\_\_\_\_

Garage door openers and controls \_\_\_\_\_

All swimming pool equipment, portable spa \_\_\_\_\_

Permanently installed outdoor cooking equipment \_\_\_\_\_

Shrubbery, plants, potted plants \_\_\_\_\_

Fireplace screens/gas logs or rocks \_\_\_\_\_

Swing sets, playground equipment, fountains, or decorative yard art \_\_\_\_\_

Bookshelves attached or appearing to be attached to walls \_\_\_\_\_

Workbench and/or shelves in garage or storage areas mobile cabinets

Furniture appearing to be built-in \_\_\_\_\_

Refrigerators, washer, dryer \_\_\_\_\_

Other In General all movable items will not be left behind except kitchen installed appliances (microwave, fridge, ovens, stove)

Seller: Alexander Kajo

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_