

Townhome Updates- Total: \$76,925

1709 San Sebastian Lane, Houston (Nassau Bay) 77058

❖ Exterior

2019 – New AC/Heat (previous owner)

3 Ton Trane 14 SEER X13 Electric Complete System

Serviced By: Temperature Solutions, Inc. – 2217 Anders Lane, Kemah TX (281.535.3889)

2020 – New roof by HOA

2020 – New windows (previous owner)

March 2025 – New landscaping (\$3,500)

November 2025 – Clean landscaping beds with mulch/plants (\$425)

❖ Electrical

2022 – Change out elected outlets throughout entire townhome (\$4,000)

❖ Interior

2022 – Plantation Shutters (\$4,500)

2023 – All interior doors painted black (\$2,000)

❖ Downstairs Entry

2024 – Hall closet update (\$1,700)

❖ Downstairs Primary Bedroom

2022 – New ceiling fan (\$200)

2022 – New toilet (\$300)

2023 – Renovated closet (\$10,000)

2024 – Painted bedroom (\$700)

❖ Downstairs Primary Bathroom

2022 – Painted vanity and new Quartz countertop (\$750)

2022 – New faucet and new light fixture (\$300)

2024 – Renovated shower (\$12,500)

2024 – New tile flooring (\$750)

❖ Downstairs 2nd Bedroom/Bathroom

2022 – New ceiling fan (\$200)

2022 – New toilet (\$300)

2022 – Painted vanity and new Quartz countertop (\$750)

2022 – New faucet and new light fixture (\$300)

2023 – Accent wood wall painted (\$3,500)

2024 – New tile flooring (\$750)

2024 – New bathtub shower tile and fixtures (\$2,500)

❖ Upstairs Living Room

2022 – New Ceiling Fan (\$200)

2023 – Blown insulation in attic (\$1,800)

2023 – Fireplace Surround Install (\$4,000)

2024 – Shelving in Living Room Closet (\$500)

❖ Upstairs Half Bath

2022 – New Wallpaper and Paint (\$500)

2022 – New toilet, vanity, countertop, faucet and light fixture (\$2,500)

❖ Upstairs Kitchen

2022 – Painted bottom cabinets, new Quartz countertops with new undermount
sink and new faucet (\$4,500)

2022 – New GE Stove with Air Fry Oven, New GE Fridge, New GE Microwave, and
and New GE Dishwasher (\$4,500)

2022 – New Light Fixtures (\$300)

2024 – Painted entire kitchen and ceiling (\$500)

❖ Upstairs Dining Room

2022 – Accent wood wall painted (\$3,500)

2022 – New ceiling light fixture (\$500)

❖ Laundry Room

2022 – New hot water heater (\$2,000)

2022 – New GE washer and dryer (\$1,200)

2024 – Metal Cabinets (\$500)