

# 390 N County Road 1030

Kingsville, Texas 78363 | Improvements completed during 2024–2025

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## Thoughtful property-wide improvements

Enhancements to comfort, function, storage, security and outdoor infrastructure.

**\$96,200**

Approx. reported investment

| IMPROVEMENT                                                              | REPORTED COST |
|--------------------------------------------------------------------------|---------------|
| CLIMATE & AIR QUALITY                                                    |               |
| New HVAC system (2024)                                                   | \$22,000      |
| Updated and new ductwork with UV lights and air scrubber                 | \$12,000      |
| Shop air conditioning, lighting and rear-wall insulation                 | \$2,500       |
| EXTERIOR & PROPERTY INFRASTRUCTURE                                       |               |
| Three new carports                                                       | \$18,000      |
| New concrete parking slab                                                | \$7,500       |
| New fencing with four walk-through gates, driveway gates and gate opener | \$12,000      |
| Gutters with screens and rain-collection barrels                         | \$5,000       |
| Conex storage containers                                                 | \$6,000       |
| Garage doors and insulation                                              | \$1,200       |
| LIGHTING, FIXTURES & APPLIANCES                                          |               |
| LED lighting added in various interior and exterior locations            | \$3,000       |
| Ice machine                                                              | \$1,800       |
| New refrigerator with three-year Lowe’s warranty                         | \$1,500       |
| New kitchen sink and faucet                                              | \$1,500       |
| New exterior and bathroom faucets                                        | \$1,200       |
| Mop sink in house garage                                                 | \$1,000       |

### HVAC & AIR-QUALITY COVERAGE

Seller reports a five-year HVAC parts warranty. UV-light bulbs carry a three-year warranty, and the ballast carries a lifetime warranty. HVAC service benefits include system tune-ups, priority service, reduced diagnostic fees and member discounts on repairs and services.

Information and costs are provided by the seller and are approximate. Warranty terms, transferability, equipment, and improvements should be independently verified by the buyer.