



# UPGRADE LIST

## QUICK REFERENCE



Roof  
2 years



Windows  
3 years



AC  
4 years



Flooring  
5 years

- 2026 | **Glass-top Range and Microwave**  
GE 30 in. 4 Burner Range, Model GRF400SVWW  
GE 1.6 cu. ft. Microwave, Model JVM3160DFWW
- 2024 | **Impact-Resistance Roofing**  
Texan Roofing | GAF Class IV IR Armour Shield  
Transferable warranty
- 2023 | **Double-Pane Windows**  
Window World | All windows replaced  
with energy-efficient windows
- 2022 | **Air Conditioner, Air Handler and UV Light**  
Abacus | Lennox Elite 3.5 Ton
- 2021 | **Backyard Fencing and Gate,  
Damage-Resistant Laminate Flooring**  
Floors 4 Living | All carpet replaced with thick  
12mm laminate
- 2020 | **Ductwork and Air Handler Filter**  
Abacus | Ductwork replaced throughout the attic and  
Honeywell Media Air Cleaner installed in air handler
- 2018 | **Pex Piping**  
The Repipe Company | Galvanized pipes replaced  
throughout house
- 2016 | **French Drain and Rock Garden Installation**  
InsideOut Environments | Side of house
- 2012 | **Foundation Repair**  
DuWest  
Lifetime transferable warranty



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# EXTRAS & UTILITY INFORMATION



## 1. Electric Provider

Good Charlie  
(800) 205-5230  
goodcharlie.com

Average: ~\$160 | High: \$240 | Low: \$100

## 2. Trash & Water Provider

City of Sugar Land  
(281) 275-2750  
sugarlandtx.gov

Average: ~\$90 | High: \$110 | Low: \$85

## 3. Cable Provider

We don't purchase cable, but have used Xfinity and Dish in the past.  
There is an antenna for local stations installed, with connection to the living room.

## 4. Internet

EZEE-Fiber  
ezeefiber.com  
(833) 920-5400

Xfinity  
xfinity.com  
1-800-Xfinity

## 5. AC & Heating

Single Zoned A/C  
Lennox with a media filter and UV light installed in the air handler  
Smart Thermostat installed in living room

## 6. Fireplace

Wood burning



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# NEIGHBORHOOD HOTSPOTS



The location is one of our most favorite aspects. You are walking distance to some great restaurants, shops, and parks:

## 1. Dumpling World

The soup dumplings and their green beans are fantastic!

## 2. ShareTea

Great staff and wide selection of drinks.

## 3. Day 6 Coffee

Great coffee and lattes, plus breakfast and lunch options.

## 4. Shipley's Donuts

Donuts and kolaches in the morning.

## 5. Half Price Books

Great selection of used books at great prices, and will also buy your used books, movies, and games.

## 6. Highlands Park

Walking path and exercise equipment all shaded with trees.

My favorite part: go at dusk around the beginning of summer, and the park will fill with lightning bugs everywhere.



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