



ADDRESS **7506 NICHOLFOREST LANE, SPRING, TEXAS 77389**

Seller Updates & Improvements

A complete list of upgrades made to this home

STRUCTURAL & EXTERIOR

- ✓ New Roof – Complete Replacement
- ✓ Whole-Home Exterior Paint
- ✓ New All-Cedar Perimeter Fence
- ✓ Plantation Shutters – Whole Home
- ✓ New Garage Door Opener

WATER & AIR SYSTEMS

- ✓ Whole-Home Carbon Filtration & Water Conditioner
- ✓ 5-Stage Reverse Osmosis Drinking Water System
- ✓ Rinnia Tankless Water Heater
- ✓ Stream Lab Whole-Home Water Monitoring System
- ✓ All-New Air Ducts & Vents
- ✓ Whole-Home AC UV Air Scrubber

KITCHEN

- ✓ New Gas Range
- ✓ New Microwave
- ✓ Upgraded Garbage Disposal w/ Air Switch
- ✓ Outdoor Kitchen – Built-In Grill & Cooktop

POOL & OUTDOOR LIVING

- ✓ Pentair Pool Heater (400,000 BTU)
- ✓ Upgraded LED Pool Lighting

COMFORT, SAFETY & WARRANTIES

- ✓ Upgraded Primary Shower
- ✓ Exterior Security Camera System (4 Cameras)
- ✓ Termite Warranty – Transferable to New Owner

All updates and improvements listed above have been reported by the seller.
Buyer to verify all information independently.

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