

PROPERTY UPDATES & IMPROVEMENTS

4502 Topaz Trail Dr | Sugar Land, TX 77479

Thoughtful improvements have been made throughout the home, including major updates completed in 2026.

YEAR	IMPROVEMENT	INVESTMENT
2026	New 14' x 19' covered patio	\$28,000
2026	New windows and sliding patio door	\$16,234
2026	All interior walls painted	\$3,500
2026	New fireplace log set	\$500
2025	New fence on one side	
2022	Vivint security system installed	\$2,500
2021	New roof and gutters	\$20,000
2021	New Rain Bird sprinkler system and control panel	\$1,500
2020	Epoxy-coated garage floor	\$1,500
2020	Water heater replaced	\$1,000

Documented investment: \$76,734 + cost of 2025 fence

Additional buyer bonus: Washer, dryer and refrigerator will remain with the home. Customer-owned Vivint security system will also convey.

Information provided by seller. Improvement costs are approximate unless supported by documentation.