

# Home Improvements

22114 Bay Spring Dr, Katy, TX 77450

## Home features

- Complete plumbing re-pipe with PEX throughout the house (2015)
- Hardwood flooring in dining room, living area, stairway, game room, and all bedrooms (2018)
- Replaced front door (2018)
- Replaced back door (2018)
- Living room fireplace shiplap (2018)
- Plantation shutters in all 3 secondary bedrooms (2019)
- Tankless water heater system
- Replaced garden tub in master bath
- Custom built-in in master closet
- Updated laundry room lighting to LED (2025)
- Updated light fixtures and chandeliers throughout
- Replaced all windows to double pane (2025)

## Kitchen features

- Reface kitchen cabinets (2018)
- Custom built-in constructed in breakfast room (2018)
- Kitchen sink and faucet (2018)
- Replaced microwave (2025)
- Kitchen backsplash (2018)
- Dishwasher (2020)

## Technology features

- Video doorbells and security cameras front and back (2019)
- 10 X 395W solar panels (2025)
- EcoFlow Delta Pro Ultra backup system with 18 kWh battery
- Replaced main electric panel (2026)
- Installed sub panel - EcoFlow Smart Home Panel II (2025)
- EV charging outlet in garage
- Unify Network with 3 WiFi Access points and security system
- Sonos Surround sound system (game room, kitchen and pool deck)
- 3 current mounted TVs remain

## Pool features

- Pool saltwater cell and new pump (2020)
- Outdoor shower installed behind garage
- Cool Decking resurfacing (2026)
- Pool reconstruction - plaster, concrete decking, deck drains, tile, and travertine coping (2018)

## Outdoor features

- Landscape lighting (2019)
- LED Patio light fixtures (2024)
- Garage drywalled
- Garage storage shelving
- Garage door opener (2025)
- Replaced wood fence (2024)