

131 Happy Hollow

Property Upgrades & Improvements

Upgrade / Feature	Brand / Details	Year Completed
Roof replacement	Gulf-Tex	October 2025
HVAC system replacement	American Standard, 18 SEER variable-speed system	September 2026
HVAC ductwork	Replaced along with the HVAC system	September 2026
Kitchen refrigerator	Frigidaire; staying with the property	September 2025
Kitchen appliances	All other kitchen appliances recently replaced; brands not provided; all staying	October 2026
Two water heaters	Believed to be Rheem	Approximately 2024
New barn	Completed by multiple contractors	2021 (building erected at the end of the year) and inside build out 2022
Water well house	Includes additional storage space	
Storage building	Morgan, 14' × 24'	
Water well bladder tank	Installed by O'Day Drilling	June 2022
Septic Pump-N-Float	Installed by R&B Aerobic Treatment Systems LLC	December 2024
Storm gutters	Installed by AAA Gutter Company	February 2025
Front and interior fencing and gates	Installed by Tello's	December 2025
Garage door openers (3), interior paint and appliances	Installed by WF5 Construction LLC	September 2026

Additional Property Details

- Foundation: Seller reports no history of foundation issues.
- Utilities: All-electric property; no gas or propane currently.
- Potential natural gas access: CenterPoint recently ran gas lines along Highway 517. Future availability to the property is not confirmed.
- Septic system: R&B Aerobic Treatment Systems. Quarterly service contract renewed through July 2027, with the next payment not due from the new owner until July 2027, according to the seller.
- No HOA!