

PROPERTY INFORMATION

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16003 SALTON POINT DR. FRIENDSWOOD TX 77546

16003 Salton Point Dr. has been thoughtfully and consistently maintained, with significant investment made in many of the major systems buyers often consider when purchasing an established home. The sellers have prioritized the home's structure, major mechanical systems, energy efficiency, and long-term maintenance, including the roof, windows, HVAC, foundation, water heating, and more. The result is a home where many of the costly, less-visible improvements have already been addressed, offering the next owner added confidence and peace of mind.

2026	Paint	August 2026 - All Common Space Living Areas
	Interior Doors	May 2026 - Refinished
	Driveway	March 2026 - Professionally Leveled
	Powder Bath Remodeled	February 2026
2025	New Toilets	December 2025 & June 2022
2024	Windows	50% December 2024 50% February 2021
	Roof	July 2024
	HVAC systems	June 2024 - 2nd Floor Unit Condenser Replacement
		April 2024 - 2nd Floor Coil Replacement
		August 2022-1st Floor Unit Condenser & Coil Replacement
	Foundation	April 2024
		Allied Foundation with Lifetime Transferable Warranty
	New Microwave	March 2024
2023	Generator Hook-Up	Installed 2023
2022	Furnaces (2)	November 2022
	Tankless Water Heater	June 2022
	Radiant Heat Barrier	June 2022
2021	New Stove	February 2021
2020	Electrical	Electrical Outlets & Light Switches Replaced



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