KINGWOOD, TX 77345

PROPERTY UPGRADES

& features of 4719 Breezy Point Drive

01 INTERIOR & LIVING SPACES

- First floor renovated (approx. 2020).
- Upstairs family room subfloor fully reinforced and leveled, with new LVP flooring.
- New media center, cabinetry, and bookshelves in the upstairs family room.
- Window treatments may remain with the home, if desired.
- Frame Smart TV mounted above the fireplace will remain.
- 1914 Chickering & Sons quarter grand piano may remain, if desired.

02 KITCHEN & LAUNDRY

- KitchenAid appliances installed in 2020.
- Samsung washer and dryer installed in 2020.

03 MECHANICAL & HOME IMPROVEMENTS

- New Goodman A/C condenser (approx. 2025).
- New water heater (approx. 2024).
- New exterior doors and hardware.
- New windows on sides of the home receiving direct sun.

04 OUTDOOR & BACKYARD

- New pool cleaner pump (2026).
- Upstairs deck renovated (approx. 2021).
- New fencing installed along half of the backyard to fully enclose the yard (approx. 2020).

Seller-provided improvement summary. Dates noted as approximate reflect the information provided by the seller. Buyers should independently verify items that are material to their purchase decision.

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