SCHEDULE OF UPDATES

OFFERED AT

13002 Marron Drive

$490,000

Cypress, TX 77429 | Lakewood Forest Sec 10

4 bd | 3,292 sq. ft. per Appraisal District | Built 1982

RECENT UPDATES

UPDATE	WHAT WAS DONE	WHEN
HOME SYSTEMS		
Roof	Composition 30 year shingle	Replaced 2017 (Maint. on vents/flashing 2026)
HVAC	Replaced outside and indoor units	2023
Ducts	Attic	2018
Water heater	Gas - 55 gallon	2022
Plumbing	All pipes are PEX	2022
Insulation	Blown Insulation	2026
POOL AND OUTDOOR LIVING		
Pool and Spa	Freeform pool with natural rock waterfall and integrated spa. New pool pump, filters changed 60 days ago. Polaris pool vacuum (new). *Note: Spa heater not working.*	Replastered 2009
Covered Patio	Massive patio addition with tongue-and-groove wood-paneled ceiling, recessed lights, and ceiling fans	2011
Hardscaping	Extensive brick paver decking in backyard and matching brick paver front walkway	2022
Lighting Rod System	Rooftop to ground	Existing
Pool Shower	Outdoor	2024
EXTERIOR AND WINDOWS		

UPDATE	WHAT WAS DONE	WHEN
Siding	Cement Board	2011
Windows	Double pane	2011
INTERIOR AND KITCHEN		
Kitchen	Sleek dark countertops, large-format tile flooring, black double wall oven, and gas cooktop	2022
Walk-in Pantry	Custom floor-to-ceiling built-in shelving installed for maximum storage	2022
Primary Bathroom	Remodeled with an oversized custom-tiled walk-in rainfall shower, deep soaking tub, and granite vanities	2018
Flooring	Rich, dark wood-look flooring (living/dining) and plush carpeting (upstairs)	2022 (Carpet 2026)
Family Room	Floor-to-ceiling corner brick fireplace with hearth seating and custom dark-wood built-ins	Existing
Game Room	Vaulted wood-paneled ceiling and built-in wet bar added	Existing

Information comes from seller statements, county records, and prior MLS listings. Years and measurements are approximate. Agents and buyers should verify all details.

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