Property Updates & Enhancements

1727 Monvale Lane • Sugar Land, Texas

TOTAL APPROXIMATE INVESTMENT

$267,200

Over $260,000 in upgrades, including a brand-new roof (Sept 2026) and a full HVAC replacement (2021 and 2023).

ROOF & MAJOR SYSTEMS

ITEM	APPROX. YEAR	APPROX. COST
New roof — 30-year Atlas Pinnacle Pristine shingles; 10-year Scotch Guard warranty; 10-year workmanship warranty	Sept 2026	**$49,000**
HVAC system: full replacement — 1st unit 2021 ($8,200), 2nd unit 2023 ($10,000)	2021 & 2023	**$18,200**
Energy-efficient windows	—	**$12,000**
Energy-efficient toilets in all bathrooms	—	**$1,000**
Surveillance camera system	—	**$2,500**
Hardened security glass storm doors — front door ($550); garage side door ($200)	—	**$750**
Sprinkler system	—	**—**
Water heater (approx. 15 years old)	—	**—**

EXTERIOR & OUTDOOR LIVING

ITEM	APPROX. YEAR	APPROX. COST
Gated entrance with private driveway gate	—	**$13,000**
Portico — huge covered portico	—	**$28,000**
Porch extension	—	**$25,000**
2½-car garage extension — 5-car garage with workbench and utility sink	—	**$30,000**
Pavers	—	**$10,000**
Exterior carriage lights	—	**$1,750**
Expanded covered patio — room remains for a pool or spa	—	**—**

INTERIOR

ITEM	APPROX. YEAR	APPROX. COST
Custom kitchen — granite countertops, Amish cabinetry with deep pull-out drawers throughout and in pantry, breakfast bar with cabinets, gas stovetop and oven, pull-out spice racks on both sides of oven	—	**$35,000**
Engineered hardwood floors throughout (carpet in 2 bedrooms only)	2012	**$16,000**
Primary bath rebuild	—	**$10,000**
Plantation shutters — all front windows, 1 side window, and primary bath	—	**$8,000**
Crown molding & 5½" baseboards — living areas, kitchen, study, primary bedroom and bath	—	**$2,500**
Ceiling fans & light fixtures throughout	—	**$2,500**
Fireplace hearth rebuild	—	**$1,000**
Wood blinds on all other windows	—	**$1,000**
Granite countertops throughout and **built-ins**	—	**Included**

Items shown with a dash have no year or cost provided. Roof cost reflects retail pricing. Roof warranty is transferable to the buyer.