*14022 Roundstone Improvements

* From Previous Sellers — Current Owners Purchased ~~in~~ 8/1/2025 (MLS)

- 1 story home with primary bedroom on 1st floor
- Near several acclaimed public and private schools - easy school commute
- Affordable living: Minimal HOA dues of $300/year
- Close to major freeways: I-10 and Beltway 8

New roof and cornice (in back)	$15,000	2024
New gas water heater	$2,500	2024
Front door - high end contemporary windowed door	$1,500	2024
Back door and interior door + hardware	$2,500	2024
Garage door repair	$650	2024
New HVAC system - heater, AC unit, thermostat	$9,500	2024
Interior Paint/Garage repaint	$12,000	2024
Exterior Paint	$6,500	2024
New hard flooring	$8,500	2024
Bathroom remodel - hall bath • New tile/tub surround with nook • New floor • Shaker cabinets • New quartz countertops • Brushed gold faucets • Brushed gold hardware • Designer mirror • Refinish cast iron tub with fresh look	$6,500	2024
Bathroom remodel - primary • Bump out extra space and raise ceilings • Frame out new bathroom • New flooring • Shower glass • Designer mirror • Brushed gold rain shower with sprayer	$6,500	2024
Kitchen renovation -	$10,500	2024

Given to current owners during transaction in 2025

Current owners cannot confirm All data/Prices

- Quartz countertops
- Subway tile backsplash
- New stainless steel appliances
- Brushed gold faucets + hardware
- New wood cabinets with shaker doors
- Soft-closed hinges

New windows - entire house • tub/shower glass installation • New sliding glass door	$10,500	2024
New light fixtures - inside and outside	$3,200	2024
Electrical upgrades	$3,500	2024
New plumbing	$7,500	2024
Carpentry - • Trim - baseboards, window/door trim • Window trim • Replace rotted wood • Fence and fence repairs • Replacement fascia, soffuts	$12,500	2024
Landscaping + tree cutting/trimming	$7,500	2024
Termite treatment	$3,500	2024
Trash haul	$5,500	2024
Total	$135,850	

Per previous Seller disclosure (2025) Home had termite damage and was taken down to studs.