

UPGRADES & IMPROVEMENTS

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PROPERTY ADDRESS

11460 REGAL HILL COURT

List all major renovations, upgrades, and improvements made to the property. Include the year completed and the estimated cost range, where known. This information will be used in marketing materials and disclosures.

KITCHEN & FLOORING

Improvement / Item	Year	Est. Cost Range	Notes
Quartz Counter Tops	2023	\$6,000	MOG Granite
Backsplash /fireplace tile	2023	\$1,000	
LVP Flooring	2023	\$15,000	Floors N More
Gas line to range	2023	\$1,000	
Custom cabinetry /pantry/laundry /office	2025	\$10,000	Javier (TX Contractor)
New Samsung Smart Appliances	2023	\$8,000	Samsung

EXTERIOR & OUTDOOR LIVING

Improvement / Item	Year	Est. Cost Range	Notes
Outdoor Kitchen	2025	\$8,000	
Smoker, Grill & Cabinets	2025	\$5,000	
Therapeutic Hot Tub	2024	\$10,000	
Whole Home Water Filtration /Softener	2025	\$8,000	

INTERIOR UPDATES

Improvement / Item	Year	Est. Cost Range	Notes
Upstairs Shower	2025	\$8,000	
Primary Bath / Shower	2024	\$10,000	
Lighting: Foyer, dining, living, kitchen, primary, laundry/ office	2025	\$1,800	Lamps Plus / Home Depot
Fireplace (gas)	2025	\$1,500	
Samsung w/d (smart)	2023	\$1,500	
Frigidaire refrigerator (laundry room)	2023	\$750	

MECHANICALS & SYSTEMS

Improvement / Item	Year	Est. Cost Range	Notes
New A/C coils, cleaned/sanitized vents	2026	\$10,000	
Tankless Water Heater	2021	\$5,500	
Pool equipment: variable speed pump, cartridge filter	2024	\$5,000	

OTHER

Improvement / Item	Year	Est. Cost Range	Notes
Wood fence	2025	\$5,000	
Tree trim / removal	2024 & 2025	\$5,000	Moreno
Pool Room sink / faucet / plumbing	2026	\$400	

TOTAL ESTIMATED INVESTMENT

Total Low Estimate \$	Total High Estimate \$
\$126,450	

Additional Notes: