

UPGRADES AND UPDATES

28802 Saddle Oaks Montgomery

- Added landscape lighting in front and back yards to all landscaping beds and palms
- Replaced palms and made extensive landscape updates
- Repaired lights in front fountain
- Replaced motor in fountain on back patio
- Added surround sound speakers x4 to outdoor pool area
- Replaced fire/water bowls at pool and installed individual gas shutoff at each bowl
- Replaced tile on sheer descent wall of pool
- Repaired leaking edge of the lower pool
- Updated lava rock in fire pit with glass
- Repaired starter for outdoor gas grill
- Purchased and installed a whole home generator
- Updated all of the outdoor lighting fixtures and added an outdoor chandelier
- Updated all ceiling fans outdoors
- Added bug misting system at front entryway, back deck, and back patio
- Replaced all damaged roof tiles and painted flashings
- Repaired all defects in the exterior stucco
- Replaced AC unit for upstairs
- Added mini-split heating/cooling unit to the downstairs guest bedroom
- Added float system to all drip pans in the attic
- Replaced all light bulbs and lighting fixtures throughout the house including upper and lower cabinet lighting with LED
- Added additional shelving and remodeled master closet
- Added 2nd access panel to jetted tub and replaced pump
- Replaced all six toilets with elevated/elongated pressure-assist toilets
- Replaced carpet in the master bedroom, master closet, front study, and downstairs guest bedroom
- Updated all the blinds in all 4 bedrooms including the exterior doors
- Replaced old in-wall microwave with updated in-wall microwave/convection oven that matches the other appliances
- Organized media access panel
- Repaired surround sound speakers in media room

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107 Cherry Bark Place Montgomery Tx 77316

- Heated saltwater pool, with tanning deck, auto fill and auto level
- Large travertine outdoor deck
- Motorized patio awning
- Whole house Pelican water treatment system with reverse osmosis drinking water filtration system
- Painted interior
- Overhead storage in both garages
- Downstairs AC unit replaced in 2023
- Upstairs AC unit replaced in 2021
- Both hot water tanks replaced in 2023
- French door refrigerator installed in 2022 (on Exclusion List, but negotiable)
- Maytag washer and dryer replaced in 2022 (on Exclusion List, but negotiable)
- Plantation shutters throughout home
- Replaced window treatments
- Gutter guards 2024
- New Landscaping
- Hardwood floors downstairs replaced

