

Notable Upgrades
706 Mulberry Lane, Bellaire, TX 77401

Date	Upgrade	Estimated Value
May 2017	Installed new roof	\$15,000
2017	Lifted home 3 feet 2 inches	\$200,000
2018	Remodeled extensively: • Added wine bar downstairs • Added new full bath upstairs for Bedroom 3 • Modernized full bath in Bedroom 2 suite • Installed Thermador kitchen appliances, new light fixtures throughout, new bath fixtures throughout, and new electrical panel • Moved laundry room upstairs	\$500,000
June 2018	Added automatic iron driveway gate with remote controls and replaced side fences with cedar fencing (stained)	\$15,415
Sept 2019	Replaced back fence with 8-foot cedar fencing (stained)	\$9,869
June 2020	Installed new air conditioning and heating systems, including new duct work, in main house and garage apartment	\$35,000
May 2021	Added large Tuff shed to backyard	\$5,500
July 2021	Installed tankless water heater	\$4,338
Sept 2021	Installed 43 new Pella windows and 3 doors	\$110,000
Nov 2021	Upgraded electrical panel in garage and added outdoor outlets	\$20,000
Sept 2022	Added a whole-house automatic natural gas generator	\$28,300
Spring 2023	Installed new landscaping and hardscaping with garden lights	\$35,000
April 2023	Added covered car port with decorative wood inserts	\$48,814
June 2023	Added solar panels	\$66,800
Jan 2024	Added electric car charger to garage	\$2,000

Total Estimated Value: \$1,096,000