

12134 S Tara Plantation Drive, Tomball, Texas, 77375

Property Improvements & Upgrades: Landscaping & Outdoor Enhancements (Privacy • Curb Appeal • Functionality) - Interior

- Boxwood bushes installed along the front side of the home – designed to mature into a cohesive, elegant hedge that adds structure and visual balance to the landscape. \$1,000
- Extensive privacy landscaping, including 32 Wax Myrtle privacy shrubs planted along the back, left, and right property lines, each with its own dedicated irrigation zone. This \$5,000 enhancement provides natural screening, increased privacy, and a lush green backdrop year-round.
- Tree removal and reforestation – removed aging trees and planted three new pine trees along the back fence to support long-term growth, shade, and privacy. \$3,500
- Seven newly planted rose bushes in two front garden beds, each with its own sprinkler head – adds color, charm, and enhanced curb appeal. \$600
- Irrigation system upgrades – updated and optimized zones to ensure full and efficient coverage of the entire property. \$900
- Decorative stone added around front-yard trees – enhances curb appeal while reducing maintenance and erosion. \$1,500
- Fresh interior paint throughout the home \$10,000
- Epoxy garage floors to be restored and garage to be freshly repainted prior to move-out

Home Systems & Functional Upgrades (Safety • Efficiency • Convenience)

- Upgraded main electrical feed line from aluminum to copper – improves safety, performance, and long-term reliability of the electrical system. \$6,000
- New garage door opener with exterior keypad – adds convenience, security, and modern functionality. \$1,000
- Spray foam insulation installed in attic – significantly improves energy efficiency, temperature regulation, and overall comfort. \$5,300
- Septic system upgrade – installed new Fuji 880 aerator with a one-year warranty (completed 05/29/2025) to ensure proper system operation and longevity. \$500
- Total Investment: \$35,000

Why This Matters to Buyers

These improvements were made with privacy, energy efficiency, safety, and long-term enjoyment in mind—creating a home that not only looks beautiful today but is thoughtfully prepared for years to come.

Reason for moving is relocation.