

Updates & Upgrades

11632 Prince Andrew Court, Montgomery, TX 77316

Improvements Completed by Current Sellers

The following improvements and approximate costs were provided by the current sellers and reflect work completed after their purchase of the property.

Improvement	Approx. Cost
Pool / spa	\$155,000
Floors and carpet	\$33,000
Driveway expansion	\$15,000
Pool fence	\$13,000
New roller blinds downstairs	\$11,000
Landscaping and sod	\$10,000
New stairs	\$10,000
Gravel expansion	\$3,000
New trim downstairs	\$2,000
Window tint downstairs	\$2,100
Gutters	\$2,000
New paint and new doors downstairs	\$2,000
Tree removal in backyard	\$2,000
Attic expansion	\$1,000
Second-floor A/C duct widening	\$1,000
Gas upgrade for hot tub	\$1,000
Pressure washing driveway	\$1,000
Re-stone fireplace	\$1,000
Bedroom blinds upstairs	\$600
Total of listed current-seller improvements	\$265,700

Updates Reported by Previous Seller

Important: The items below are reproduced from an updates/upgrades list that was provided to the current sellers by the previous seller when the current sellers purchased the home. The current sellers and listing broker/agent did not perform or independently verify these improvements, dates, brands, specifications, or representations. Buyers should independently verify any item that is material to their purchase decision.

Reported as New in 2022 (Oct-Dec)

- Wood-look tile flooring (main floor plus bathrooms upstairs)
- Bathroom mirrors
- Electrical outlet covers / A/C vent covers
- Toilets (except primary/master and garage, which were reported as fairly new)
- Interior paint throughout
- Stainless Steel KitchenAid appliances plus added warming drawer (November)
- Kitchen cabinet fronts updated with shaker style; new oven cabinet with storage dividers and additional small-appliance/storage cabinet
- New kitchen cabinet crown molding
- Kwikset Hallifax matte black interior door levers (including garage) plus exterior keyed door entry locks

Reported as New in 2023

- Fireplace updated with shiplap and stacked stone
- Custom sliding barn door in living room for added separation of guest quarters / MIL / flex space
- Baseboards replaced downstairs
- Interior lighting, including can lights and large contemporary Hinkley fan controlled by app or remote in living room
- Smoke detectors / carbon monoxide detectors replaced
- Outdoor fans, exterior entry light, rear motion detector and spotlights
- Entry hall closet converted to bar cabinet under stairs with granite
- Custom laundry / cleaning-supplies pull-out cabinetry and custom laundry closet doors
- Custom built-in cabinetry for second bedroom / flex space downstairs, including closet, dresser drawers, TV center and desk space
- Downstairs guest bathroom with granite countertop, large walk-in shower and custom cabinetry
- Custom shoe shelving added in primary/master closet
- Both Trane A/C units replaced (September), with phone-app control
- 220V added in garage for large compressor / welding machine / plasma cutter
- Electrical panel upgraded to Siemens heavy-duty panel with added capacity for pool, spa, etc.
- Extra 220 line added for possible future mud-room expansion in breezeway between kitchen and garage
- Whole-home surge protector

Reported as New in 2024

- Renewal by Andersen windows (all except front of house)
- Motorized custom shades by 3 Day Blinds in living room and primary/master bedroom
- Primary/master bath tile surrounding bathtub/windowsill updated; shower floor and soap niches updated to match
- Portable-generator whole-home connection at electrical panel
- New kitchen backsplash
- New Kohler faucet
- Balcony flooring replaced with wood-look tile matching main floor and bathrooms
- Garage bathroom floor tile replaced to match main floor, bathrooms and balcony

Reported as New in 2025

- Garage door opener with keypad for double door
- Orbit sprinkler control pad replaced
- Additional GFCI plugs added in primary/master bath and garage

Disclosure / Verification Note: This document is provided as a convenience and summary only. Costs shown for current-seller improvements are approximate figures provided by the current sellers. Prior-seller improvements are based solely on the list furnished by the previous seller at the time of the current sellers' purchase. No representation or warranty is made as to the accuracy, completeness, quality, permitting, installation, remaining useful life, or current condition of any item. Buyers are encouraged to conduct their own inspections, due diligence, and verification.