

Home Improvements and Maintenance

New HVAC system 8/2026 – 10-year transferable warranty & 1-yr labor warranty, smart thermostat

New Roof and Gutters - Purpose Roofing, Lufkin - warranty transfer 9/2025

New Windows - Winchoice USA 2021

AC Maintenance - Vance's A/C & Heating - last annual checkup 6/24/2026

Kitchen Remodel - July 2022 All new cabinets and flooring

Kitchen Appliances

Induction Cooktop 2022

Microwave 2022

Double Ovens 2022

Refrigerator 2023

- Hall Bathroom Remodeled - August 2022

Garage Enclosed/Remodel - July 2022

Updated electrical in kitchen, pantry, garage 3/2021 & 8/2/2026 - Shirley Electric

Water Heaters Replaced and updated to code

Kitchen 2018 - Tolar Appliances

- Sunroom 2019 - Mr. Bunkner

Pool - Backyard Oasis 2019

Deck - 2019

Privacy fence replaced - back and west side (Mr. Smith, neighbor on east side, wants to go in 50/50 to replace but is not ready yet)

Carpets professionally cleaned by Stanley Steemer 7/28/2026

Utilities

Electric - Entergy

Internet - Sparklight

Water/Trash - City of Woodville (includes 2 trash cans)

Conveys

Kitchen refrigerator

Shed in back (excludes metal storage cabinets and tools)

Pool equipment

Does NOT Convey

Exercise equipment and mirrors on wall

All storage cabinets in garage (excludes cabinets above sink)

pantry tables and metal storage rack

refrigerator in pantry

bookcases in sunroom

mantel in master bathroom

patio furniture and outdoor cooking equipment

washer and dryer (negotiable)

Ring Doorbells (front door and side)

Dog Kennel