

Coastal Dream Properties

Updates and Improvements

Address: 835 Hall Rd., Alvin TX 77511

UPDATES AND IMPROVEMENTS	YEAR	COST
POND W/TRANSFER OF DIRT TO RAISE FOUNDATION 1' ABOVE STREET, DOCK	1998	\$ 25,000
PROPANE TANK AND ALL CONNECTIONS	1998	\$ 2,500
POOL/HOT TUB /DECKING AND ALL EQUIPMENT INCLUDING LP AND ELECTRIC	2000	\$ 35,000
ROD IRON FENCE AROUND POOL	2000	\$ 5,000
AQUATEK WATER SOFTENER SYSTEM	2003	\$ 5,200
2" WATERLINE FROM THE HOUSE TO THE SHOP	2010	\$ 3,500
SHOP/DRIVEWAY/CARPORT AND UTILITIES INCLUDES 200 AMP SERVICE	2010	\$ 200,000
SHOP GUTTERS ROUTED TO POND WITH ADDITIONAL DIRT FROM SHOP TO POND	2010	\$ 5,500
WOOD FLOORS IN LR, AND 2 FRONT ROOMS	2013	\$ 27,000
NEW AC UNIT WEST SIDE OF HOUSE	2016	\$ 5,816
COMPLETE REMODEL OF MASTER BEDROOM AND BATH (Prior to Harvey)	2017	\$ 32,000
(wood and tile flooring, fireplace surround, new electric fireplace in bath and fresh paint throughout)		
UPGRADED JACK N JILL BATH (new countertops, fixtures and paint in both bedrooms and bathroom)		
NEW STAINLESS-STEEL APPLIANCES	2018	\$ 7,200
NEW AC UNIT EAST SIDE OF HOUSE	2018	\$ 6,500
NEW COMPOSITE BLANCO DOUBLE KITCHEN SINK WITH KRAUSS FAUCET	2020	\$ 1,200
FULL ROOF REPLACEMENT	2020	\$ 16,600
NEW HOT WATER HEATER	2022	\$ 1,300
NEW POOL PUMPS, CHLORINATOR AND HOT WATER HEATER	2022	\$ 5,700
LOW VOLTAGE LIGHTING FOR LANDSCAPE	2022	\$ 3,000
NEW LANDSCAPE PALMS (Medjool, silver leaf and pigmy) NEW BLACK AND WHITE ROCK, RED SISTERS	2022	\$ 37,000
NEW PAINT HOUSE TRIM, GARAGE DOORS AND POOL FENCE	2026	\$ 8,600
NEW STAINLESS STEEL CHIMNEY CAP AND REPAIR OF MORTAR ON AC WALLS	2026	\$ 5,100
REPLASTERED POOL, NEW COOL DECK PAINT ON POOL DECK, PATIO AND SIDEWALK	2026	\$ 15,000
NEW PAINT THROUGHOUT THE HOUSE (everything excluding the kitchen cabinets)	2026	\$ 10,600
NEW CARPET IN 2 BEDROOMS	2026	\$ 1,605
NEW LED DIMMABLE FLUSH MOUNT CEILING LIGHTS	2026	\$ 850

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UPGRADES ADDED TO ORGINAL BUILD INCLUDE:
FOILBACK DECKING
CELLULOSE INSULATION EXTERIOR WALLS/R-30 BAT INSULATION CEILINGS
61 PIERS 18"x 14'
WELL 377' GALVANIZED TANK IN GARAGE WITH WATER LINE TO HOUSE BELOW THE FREEZE LINE
HARD DUCT FOR CENTRAL AIR/HEAT
EXTERIOR DISCONNECT FOR GENERATOR
DRYER CONNECTION FOR LP OR ELECTRIC
COPPER WATER PIPES
200 AMP SERVICE FOR THE HOUSE
MONSTER CABLE SPEAKER WIRES FROM ENTERTAINMENT CENTER TO LIVING ROOM, OUTSIDE PATIO
MASTERBEDROOM AND FRONT ROOM