Improvements & Features
4306 Clay Canyon Drive | Cinco Ranch – Bayou Crossing

Major Systems

- Both HVAC systems replaced in 2021
  - 3-ton, 14-SEER Ruud system serving the second floor
  - 4-ton, 14-SEER Ruud system serving the first floor
- Two 40-gallon Bradford White water heaters installed in 2020
- Air ducts and dryer vent cleaned in 2020

Interior Improvements

- Primary bathroom remodeled in 2021
- Hardwood flooring installed in the home office, primary bedroom and primary closet in 2013
- Upstairs and stairway carpet replaced in 2013
- Staircase, baseboards, crown molding and interior doors painted in 2018
- Microwave/convection oven replaced in 2018
- Upstairs Hollywood bathroom updated in 2021 with new faucets, shower fixtures, towel bars and lighting
- Powder room updated with new faucet and hardware in 2021
- Interior door hardware replaced throughout the home in 2021
- Home office, primary bedroom, game room and Hollywood bathroom painted in 2022
- Hollywood bathroom cabinetry and hardware updated in 2022
- Primary bedroom ceiling fan replaced in 2022
- Kitchen disposal replaced in 2023
- Interior paint touched up throughout the home, including the kitchen island and closets, in 2024

Dates and improvement information are based on records provided by the prior owner.

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Pool & Outdoor Improvements

- Pool replastered in 2018
- Pool wall fittings replaced and flagstone tile and coping resealed in 2018
- Pool DE filter replaced in 2023
- Aqua Logic pool-control circuit board replaced in 2024
- Pentair booster pump for the Polaris replaced in 2024
- Water-feature pump motor, impeller, gasket and O-ring components replaced in 2024
- Front and backyard landscaping updated in 2019
- SunTex solar screens installed along the back of the home
- Full front and backyard sprinkler system

Exterior Improvements

- Back door replaced in 2015
- Fence replaced in 2016
- Brick lintels around the windows replaced and windowsills regrouted in 2022
- Garage door, garage trim and window trim painted in 2024
- Exterior power-washed in 2024
- Front door refinished with new hardware in 2024
- EV charger in the garage in 2024

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