

**Property Address:** 27555 FM 47 Wills Point, TX

Item Updated/Upgraded	Date	Description	Approx Cost
A/C Outside Compressor	2019	Unit on North side of house	\$ 4,500.00
A/C Inside Coil/Furnace	2019	Upstairs Unit	\$ 3,000.00
Countertops	Nov-21	Kitchen, Master Bath, Guest Bath	\$ 18,000.00
Cabinets	Nov-21	Kitchen, Living Room, Master Closets, Master Bath	\$ 45,000.00
Deck	2012	Built 2012; replaced boards resurfaced 2022	\$ 21,500.00
Doors	2022	Front/Side/Bedroom Exterior	\$ 6,000.00
Faucets	Nov-21	Kitchen/Master Bath/Guest Bath	\$ 6,300.00
Fireplace	Nov-21	Electric Fireplace in Master Bedroom	\$ 4,300.00
Flooring	Nov-21	100% Downstairs; all but office upstairs	\$ 28,000.00
Bathtub	Nov-21	Jacuzzi oversized tub	\$ 4,500.00
Shower	Nov-21	Oversized Shower with Custom Shower Door & 3 Showerheads	\$ 12,000.00
Paint - Downstairs	Nov-21	100% of Downstairs	\$ 15,000.00
Paint - Upstairs	May-22	All but bathroom	\$ 3,000.00
Roof	Mar-22	New Roof and Gutters	\$ 32,000.00
Sinks	Nov-21	Kitchen/Master Bath/Guest Bath	\$ 3,500.00
Water Heater	Nov-21	2 new water heaters	\$ 1,600.00
Plumbing	Nov-21	Entire house plumbed with PEX	\$ 12,000.00
Refrigerator	Nov-21	GE Café w/Copper handles	\$ 4,500.00
Microwave	Nov-21	GE Café w/Copper handles	\$ 1,350.00
Dishwasher	Nov-21	GE Café w/Copper handles	\$ 1,700.00
Double Oven/Stove	Nov-21	GE Café w/Copper handles	\$ 3,900.00
Barn	Mar-23	Barn with pipe stalls; working pen including squeeze chute; automatic fly spray misting system	\$ 50,000.00
<b>TOTAL</b>			<b>\$ 281,650.00</b>