

Seller's Updates and Upgrades

Address: 11161 FM 344W Bullard Texas 75757 _____

Item	Description and Date/Year
A/C Outside Condenser	HVAC- American Standard 16 SEER (Variable Speed Air Handler/ 16 SEER H/P Condenser) \$48,535.96 Installed Oct. 2022
Coil/Furnace	Part of new heating/cooling system; see above
Curtains/Blinds	AM/PM fine custom shades installed 6/2023
Ceiling Fans/Light Fixtures	New ceiling/lights/fans installed 3/2025
Countertops	New marble countertops in master bath-upstairs baths 12/2022
Cabinets	New cabinets laundry/utility/storage room/ bathrooms
Deck	Replaced large portions of deck 5/2023
Doors	New front door/new interior doors/5/2023
Electrical	New electrical for masterbath- bedroom-utility room-upstairs baths-
Faucets	New faucets in master bath-guest bath-two upstairs baths
Fence	New fence in backyard
Fireplace	
Flooring	New Hardwood Oak flooring throughout most of house-2/
Garage Door/Opener	
Water Heater	2 new water heaters 12/2023
Landscaping	All new landscaping 10/2022 to date
Paint	All new paint 5/2023
Plumbing	New plumbing for master bath- guest bath- two upstairs bathrooms- installation and relocation of hot water heaters
Roof	Brand new roof installed 12/2023 high-end best quality designer tiles
Sinks	New sinks in master bath- guest bath- two upstairs bathrooms
Septic System	Brand new aerobic system installed 11/2022
Sprinkler System	Underground gray water system updated 5/2023

Wallpaper	No wallpaper
Windows	Several new windows installed in great room 1/2023
Other	Home Generator system for main house, barn, guest house and well Home has a VIBRANT/HIGH QUALITY WELL with a BRAND NEW WELL PUMP SYSTEM that puts out high quality water and water pressure Home has a SECONDARY HIGH PRODUCING IRRIGATION POND perfect for large scale irrigation for farming or gardening IN ADDITION TO its approx.. 2.5 acre LAKE filled with BASS/CRAPPIE/CATFISH AND CRAWFISH In addition home has a SECONDARY LARGE PROPANE TANK (leased) filled with propane to accommodate any lengthy power-outage or grid take down. Home has an ergonomically designed/high quality greenhouse for additional plantings

Staples | Sotheby's
INTERNATIONAL REALTY

Seller's Exclusions

Address: 11161 FM 344W BULLARD, TEXAS 75757

Please check any of the following items being excluded from the sale of the property:

- ☒ Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): EAST TEXAS ALARM SECURITY SYSTEM CAMERAS
- ☒ Refrigerator/Stove/other kitchen equipment MICROWAVE - BREVILLW TOASTER OVEN/AIR-FRYER, ESPRESSO COFFEE MAKER - NINJA COFFEE MAKER-KEURIG COFFEE MAKER _____
- Curtains/Drapes/Valances/Rods in the following rooms: _____
- Screens/Shutters/Awnings on the following windows: _____
- Window blinds or shades in the following rooms: _____
- Mirrors fixed in place in the following rooms: down stairs half bath- master bath
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____

○ Satellite Equipment & controls	○ Artificial fireplace logs
○ Television antenna(s)	○ Fireplace screens
○ Mounted speakers	○ Playground/swingset/playhouse equipment
☒ Mounted TV	○ Basketball goal
☒ Mounted TV brackets	○ Storage shed, shelves in storage shed
○ Window air conditioning units	○ Shelves/workbench in garage
○ Water softener system	○ Birdbaths, Birdhouses and/or Birdfeeders
○ Entry gate openers	○ ☒ Statues, fountains, yard art
○ Pool equipment & maintenance accessories	○ ☒ Other <u>wooden swing</u>
○ Above ground pool / hot tub	
○ Outdoor cooking equipment	

SELLER: Gabriel D. Roybal
Date: 8/20/25

SELLER: Teresa J. Roybal
Date: 8/20/25

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 11161 FM 344W Bullard, Texas_____

Persons living in Home: 2 Adults _____ 0 Children _____

Summer Thermostat Reading: 70_____

Winter Thermostat Reading: 72_____

Month	Year	Electric	Gas	Water	Trash	Other
January	2025	\$496.97	\$38.00	43.33	48.27	
February	2025	\$563.92	\$38.00	35.76	48.27	
March	2025	\$577.73	\$38.00	40.81	48.27	
April	2025	\$323.22	\$38.00	105.40	48.27	
May	2025	\$398.07	\$38.00	\$57.98	48.27	
June	2025	\$348.34	\$38.00	00.00	48.27	
July	2025	\$458.38	\$38.00	\$149.38	48.27	
August	2025					
September	2025					
October	2025					
November	2025					
December	2025					
Total						
Average		\$452.37 per month	\$38.00 per month	\$61.80 per month	\$48.27 per month	