

Seller's Updates and Upgrades

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Address: 21855 S. Shore Dr. Chandler, TX 75758

Item	Description and Date/Year
A/C Outside Condenser	2025 ETR replaced Capacitor
Coil/Furnace	
Curtains/Blinds	2022 Zebra blinds BUNK, LR, KIT, OFFICE, GUEST BA, PRIMARY BA, CLOSET BEDROOM
Ceiling Fans/Light Fixtures	MUD, LR, ENTRY, BUNK, MASTER, GUEST BR 8 Ceiling fans New 1 EXISTING
Countertops	kitchen Granite + Quartzite
Cabinets	Skylime Cabinetry (FARMERS BRANCH) SHAKER "GRAY" 1/2" 2021
Deck/PATIOS/SIDE WALKS	2021 12x67 Composite Decking 25yr Stain + Sacle warranty
Doors	42x80 Custom Iron + Glass w/ Glass side lights FRENCH DOORS LR, MASTER, GUEST BR
Electrical	New 2020
Faucets	New 2021
Fence	Chain link removed 2023
Fireplace	Wood burning never used - Chimney Cleaned 11/22
Flooring	2020-2024 ALL NEW LVP ENTRY, GUEST BA, NT - MUD + BUNK Tile PRIMARY BATH
Garage Door/Opener	BLACK 2020 16 GARAGE DOOR + BA, OFFICE, HALL CHAMBERLAIN NEW OPENER 2020 ADDED 2 CAR GARAGE
Water Heater	
Landscaping	2020-2024 FRONT ENTRY, FRONT DECK, RAIN CHAINS, NEW DRIVEWAY, PATIOS PAVERS, ROCKS, PEAGRAVEL, FIRE PIT, SIDE WALKS, WALKWAYS,
Paint	All new 2021
Plumbing	Valve replaced, PRV installed 2025 (UPDATED 2020-2024 KIT, MASTER BA, LAUNDRY)
Roof	2020
Sinks	KIT - 30x16x10 Single Composite New 30' Vanities w/ Sink each bath
Septic System	Regular service w/ Joey Ridgle, last pumped 11/24
Sprinkler System	1 septic overflow pop up in front yard, Pump in bathhouse to access Lake Palestine
Wallpaper	N/A upper River Neches Authority for manual watering of back yard
Windows	2020 Double Pain All new ADDED TURNED
Other RETAINING WALL	2020, MOVED FRONT ENTRY, ADDED FRONT PORCH + DECK, OFFICE
	CONVERTED "1/2 GARAGE" TO 15x11 mud room w/ 8x3 STORAGE CLOSET, TOTALLY UP DATED
	KITCHEN, LIVING, DINING - CEDAR BEAMS, MASTER SUITE/BATH - CEDAR CEILING, 3x5 SHOWER, TILE
	SAMSUNG BLACK STAINLESS STEEL APPLIANCES