

Seller's Updates and Upgrades

Address: 20351 Eastern Hills Dr, Flint, TX 75762

Item	Description and Date/Year
A/C Outside Condenser	new a/c unit September 2022
Coil/Furnace	new inside unit September 2022
Curtains/Blinds	
Ceiling Fans/Light Fixtures	replaced light fixture in dining room 2026
Countertops	granite Counters in kitchen and bathrooms 2022
Cabinets	
Deck	new deck w/ metal roof 2023
Doors	replaced back sliding glass door 2023
Electrical	
Faucets	updated fixtures in bathrooms 2022
Fence	replaced fence around property & added gates 2024
Fireplace	
Flooring	removed carpet/laminate, replaced w/ wood look porcelain tile 2025
Garage Door/Opener	
Water Heater	new water heater September 2025
Landscaping	
Paint	new paint 2023
Plumbing	
Roof	
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	added 30x40 metal shop 2022 window unit for A/C, wood burning stove for heat

Staples

Sotheby's

INTERNATIONAL REALTY

UTILITY BILL TRACKER

Address: 20351 Eastern Hills Dr. Flint, TX 75702

Persons living in Home: Adults 2 Children 2

Summer Thermostat Reading: 68

Winter Thermostat Reading: 68-70

Month	Year	Electric	Gas	Water	Trash	Other
January	2026 ↓	\$315.90		Flat fee plus usage \$123.79	\$45.00	Shopelectric \$50
February		\$266.12		\$90.52		\$49.50
March		\$267.36		\$12.70		\$51.65
April		\$207.52		\$90.52		\$49.21
May		\$192.15		\$90.52		\$58.77
June						
July						
August						
September						
October						
November						
December						
Total						
Average						