

Seller's Updates and Upgrades

Address: 22551 Pine St, Frankston, Tx

Item	Description and Date/Year
3 A/C Outside Condenser s	one was new July 2016, one was new Aug 2020 one was new one is a 2007 unit
3 Coil/Furnace s	one was new July 2016, one was new Aug 2021 one is a 2007 unit
Curtains/Blinds 2 months	One in Master Bedroom is new & 2 on French Doors
Ceiling Fans/Light Fixtures	one in upstairs hallway is new one on Boathouse seating area is new
Countertops 2 months	Laundry room & Boathouse is new
Cabinets	N/A
Deck 2 months	Large portions of boathouse Deck/Dock Portions of back porch Deck & stairs
Doors 2 months	upstairs French Doors, Left side house French Doors Boathouse French Doors
Electrical	N/A
Faucets	N/A
Fence	N/A
Fireplace	N/A
Flooring 2 months	All flooring in boathouse, All flooring upstairs & downstairs except for areas of tile.
1 Garage Door/Opener	N/A
3 Water Heaters 1 month	Laundry room is one month old. other Attic one is 9 yrs
Landscaping 1 month	Just Just some additional sod.
Paint 1 month	All of the boathouse & Decks. All of the house inside & out, touchup of repair
Plumbing	N/A
Roof This year	House is all new in Feb. 2025 Boathouse is all new in May 2025
Sinks	N/A
Septic System	N/A
Sprinkler System	N/A
Wallpaper	N/A
Windows	N/A
Other	New 18,000 Gallon Pool June 2021, New Building/shop slab, Driveway, Ramp Nov 2020 New concrete Bulkhead Areas May 2025. New/Rebuilt Boathouse May 2025.