IMPROVEMENTS & UPGRADES

672 Planters Pass

Schertz, TX 78154 · Kramer Farm · 4 Bed · 2.5 Bath · 2,491 + 500 Sq Ft

SHARP REALTY GROUP
Anthony Sharp, REALTOR®
Real Broker, LLC
sharprealtygrouptx.com

500	LIFETIME	2022	2026
SQ FT FAMILY ROOM ADDITION	TRANSFERABLE FOUNDATION WARRANTY	ROOF REPLACED	ALL 3 BATHS REMODELED

$90,000+ invested in this home since 2022

Family room addition · Roof · Foundation · All three bathrooms · Carpet · Interior & exterior paint · Appliances · Irrigation

STRUCTURE & SYSTEMS

- **Family room addition** — 500 sq ft, opens to main living
- **Foundation repaired 2025** — lifetime transferable warranty
- **Roof replaced 2022**
- **Brand new carpet** throughout
- **Fresh interior & exterior paint**
- **New appliances** — refrigerator conveys
- **New irrigation system**

BATHROOMS — FULLY REMODELED 2026

Primary Bath

- Dual mirrors
- New gold shower head, handle & door
- New gold faucets
- New vanity lighting

Upstairs Bath

- **Dual smart mirrors** — Wi-Fi + Bluetooth audio
- Full gold faucet set
- New gold shower head, handle & faucet
- New vanity lighting

Downstairs Guest Bath

- New cabinet
- New mirror
- New lighting
- New gold faucets

All Three Baths

- Matching gold hardware package
- New toilet handles
- New paper & towel holders
- All faucets & lighting replaced
- All freshly painted

FOR THE BUYER

- Foundation warranty transfers to you at closing
- 500 sq ft family room beyond the 2,491 sq ft main house
- All three bathrooms brand new — nothing to update
- New carpet and fresh paint — move in and done

Improvement details provided by seller; not independently verified. Buyer and buyer's agent to verify all measurements, permits, warranties and improvement details. Square footage approximate.

Anthony Sharp · Sharp Realty Group · Real Broker, LLC · anthony@sharprealtygrouptx.com