HOME UPGRADES & IMPROVEMENTS

12439 Caprock Creek • Stillwater Ranch

APPROX. $28,200 IN IMPROVEMENTS — PLUS A NEW ROOF (2023)!

OUTDOOR LIVING & CURB APPEAL

- New roof (2023)
- New front & rear storm doors — $900
- Added 10' x 10' and 10' x 13' backyard patios — $1,000
- New stone/brick front-yard retaining wall for flower beds — $2,300
- Driveway extension: 2½' added to east side — $1,200
- New fencing on east & west sides (2021 & 2024) — $2,500
- Backyard pergola — $1,000
- Storage shed included with the home

COMFORT & EFFICIENCY

- New water softener (2024) — $800
- New gas tankless water heater — $3,200
- Solar screens — $1,000
- Front & back Rain Bird irrigation system, app controlled — $2,000

INTERIOR UPDATES

- Half-bath remodel (2022): stone wall, vanity & toilet — $1,500
- New toilets in all bathrooms — $500
- New dishwasher (2022) — $500
- New Kraus kitchen sink & motion-sensor faucet — $800
- New ceiling fans with remotes in all bedrooms — $500
- All trim, doors & window seals repainted white (2022) — $3,000
- All carpet replaced on stairs & entire second floor (2021) — $4,500

BONUS FEATURES

- Pergola and shed will stay with the home
- Major systems, outdoor spaces and interior finishes have all received thoughtful updates
- A wonderful combination of practical improvements and buyer-friendly upgrades

MOVE-IN READY UPDATES • BEAUTIFUL OUTDOOR SPACES • BIG-TICKET IMPROVEMENTS

Improvement costs are approximate and seller-provided. Roof cost is not included in the approximately $28,200 total.