

IMPROVEMENTS / UPGRADES / REPLACEMENTS (since 11/14/2013)

- Door hardware (throughout)
- Front and patio exterior doors
- Office French doors
- Owner's bathroom closet doors
- Window glass (+/- 85% replacement)
- Dining room picture window (2020)
- Base boards and door casings (throughout)
- Plantation Shutters
- Fireplace tile, woodwork and gas logs
- Stairway and balcony hand rails, spindles, newell posts (2019)
- Hardwood flooring (living, dining rooms)
- Ceramic floor tile (kitchen, laundry room)
- Carrera marble floor tile (guest bath, powder room)
- Porcelain floor tile (owner's bathroom)
- Carpet (bedrooms, office, hallway, balcony, stairway)
- Light fixtures (throughout)
- Ceiling fans (throughout)
- Wainscoting (guest bathroom, laundry room)
- Painted cabinets (kitchen, laundry room)
- Interior wall, ceiling and trim paint (throughout)
- Kitchen Aid appliances 2022 (dishwasher, range, refrigerator)
- Garbage disposal (≈2022)
- Restroom vanities, mirrors, faucets, shower doors, toilets and exhaust fans
- HVAC equipment (2015) including zoning system (2014)
- Water Heater (2020)
- Garage door opener (2022)
- Monitored security alarm system
- Landscape sprinkler system, including separately zoned drip system for potted plants
- Concrete patio expansion and staining
- Board-on-board cedar fence (2017)
- 7-person spa (2020)
- Professionally designed landscaping including front and back water features, fire pit, trellis panels, spa deck/enclosure, stone planters, synthetic grass, stone mulch and landscape lighting
- Exterior paint and gutters
- Roof (2023)
- Additional attic insulation (2017)

The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed. All information to be verified by Purchaser prior to closing.

6072 WILLOW WOOD LN, DALLAS, TEXAS 75252

Information provided by Seller