

PROPERTY UPDATES & IMPROVEMENTS

12922 Staton Drive | Austin, TX 78727

MAJOR SYSTEMS

- **Roof:** Composition shingle roof, approximately 4-5 years old (seller estimates 2021-2022).
- **HVAC:** Goodman system installed in 2023; drain cleaned/basic maintenance completed; new thermostat installed in 2026.
- **Water Heater:** Tank water heater installed in 2024.

2025 INTERIOR RENOVATIONS

- **Kitchen:** New shaker-style cabinets, quartz countertops, tile backsplash, LED lighting and hardware.
- **Appliances:** New stainless steel GE gas range/double oven, built-in microwave and dishwasher.
- **Primary Bath:** New tiled walk-in shower with glass door, fixtures/hardware, shaker cabinetry, quartz countertops, mirrors and lighting.
- **Secondary Bath:** New shaker cabinetry, quartz countertops, faucet, mirrors and lighting.
- **Paint:** Fresh paint on interior walls, trim and doors.

PLUMBING & ELECTRICAL

- **Plumbing:** 2025 repairs include new kitchen/bath faucets, garbage disposal and new lines under sinks.
- **Electrical:** Panel upgrade plus additional updates, including new switches/outlets and light fixtures in 2025.

WINDOWS, EXTERIOR & LANDSCAPING

- **Windows & Doors:** New energy-efficient windows and sliding doors installed in 2025.
- **Exterior:** New siding installed in 2025 with fresh exterior trim paint.
- **Landscaping:** New grass; portions of fencing estimated to have been replaced in 2022-2023.

ADDITIONAL FEATURES

- **Flooring:** Tile flooring throughout - no carpet.
- **Flex Space:** Four bedrooms plus a large, light-filled flex space ideal for a second living room, game room, gym, media room or office.

KSA

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Information is based on seller-provided records and recollection. Buyers should independently verify dates, specifications and condition.