

ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 101 Monarch Lane, Austin, Texas 78737

The following is a list of improvements completed by the Seller:

Complete repainting of home interior and garage in 2026.
Updated light fixtures in the dining area and master bath in 2026.
Updated landscaping in 2026.
Home wired for AT&T fiber in 2025.
New air conditioning units installed in 2021.
Added interior plantation shutters to all windows downstairs in 2020.
Remodel in 2014 included: new hardwood floors downstairs, new tile in Powder Room and Master Bathroom, new carpet upstairs, updated light fixtures in entry, breakfast area and all bathrooms, wallpaper added to Powder Room, ceiling fans updated in the Family Room and Master Bedroom, fireplace mantel updated, cabinetry added to the Utility Room, custom drapes added to the Master Bedroom.
Added decking to attic above garage in 2005.
Added garage workbench in 2005.
Invisible Fencing installed in front and back yards.
Yard includes zoysia grass.
Planted eight additional trees for more than twenty trees on the lot.
Enlarged patio in 2005 and added stone and sidewalk.

Katheryn Pyka

Seller

07-09-2026

Date

Buyer

Date

Gregory M Pyka

Seller

07-09-2026

Date

Buyer

Date

