

MAGNOLIA REALTY

HOME UPGRADES/UPDATES

Address: 709 Bent Tree Ct, Hurst, TX, 76054

The following is an itemized list of upgrade/update expenditures since the purchase of this home on 6/22/2026

Description:	Approximate Date:	Approximate Value:
<u>HVAC (2 units)</u>	<u>June 2024</u>	<u>\$20,000</u>
<u>Exterior Trim Repair/Paint/Stain</u>	<u>April 2026</u>	<u>\$6,000</u>
<u>Stone Landscape Boarder</u>	<u>May 2026</u>	<u>\$4,000</u>
<u>Iron Front Entry Door</u>	<u>September 2024</u>	<u>\$5,000</u>
<u>Primary Bath Remodel</u>	<u>August 2024</u>	<u>\$20,000</u>
<u>Cedar Privacy Fence</u>	<u>April 2022</u>	<u>\$12,000</u>
<u>Pool/Pump/Filter/Control Panel</u>	<u>December 2025</u>	<u>\$10,000</u>
<u>Pergola</u>	<u>March 2021</u>	<u>\$8,000</u>
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	Total:	<u>\$85,000</u>