

ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 3804 HIDDEN HOLLOW, AUSTIN, TEXAS 78731

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

2019: resurfaced walls; removed popcorn ceilings in main living and bedrooms; added wide-plank oak floors in living, master bed, and hallways; Interior trim was replaced throughout the house; exterior siding surrounding house was painted; new door and cabinet knobs, handles, light fixtures and fans throughout house and back patio; reworked cabinetry throughout kitchen; pool safety fence; new front door; artificial logs and electric/remote starter installed to the master suite. 2020: resurfaced garage; added front stone walkway, with lighting and metal flower beds; updated and expanded stairs leading to pool, pool safety fence; installed 8 foot fence surrounding backyard; landscaping with trees, plants, cacti and metal flower beds in front and back of house; new backyard concrete staircase and surrounding pool deck; resurfaced existing concrete patio and pool deck; built fire pit; added draining turf throughout backyard with a putting green, added wine fridge to kitchen; installed new variable-speed pool pump; installed 2 new, separate low-voltage lighting circuits to support property; installed 4 French Drains in the back/side yards to direct rainwater away from house. Added UV Light for HVAC above garage. 2021: Added epoxy coating in garage. 2022: refinished and painted existing cabinets in kitchen, bar and den. 2023: new window treatments (shades and blinds) throughout house. The Shade Store. new garage door opener; 2024: grinder pump (March); Added a new roof and gutters with addition of metal detail (September); replaced both hot water heaters with tankless systems (October); replaced ice maker (October). Newly painted floors in Kitchen and master bath. (December).

Katelyn Davis

04/29/1981

Seller

Date

Buyer

Date

Patrick Davis

09/19/1984

Seller

Date

Buyer

Date

Prepared with
Sellers Shield

