

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ADDENDUM

This Addendum, which is attached to and is part of the _____ Contract between

Kristy Balch ("Seller") and

____ ("Buyer")

relating to the following described real estate:

1700 Red Bud Ln

Mcalester

OK 74501-7064

Kristy Balch, licensed broker, 136290.

In 2023, I purchased and renovated the home for my personal home.

I removed an overhanging porch, removed the shingles, and replaced them with a 30-year architectural shingle.

I removed a wall to enclose some of the garage to make additinal living square footage (where the dining room is now)

I moved the HVAC and replaced it with a high-efficiency unit.

I moved the water heater in the attic and replaced it with a tankless system.

Installed a water filter on the water heater

I removed and bricked a few windows, one in the master bath, by the bar, and in the laundry room, and replaced them with double-pane, tilt-in, double-hung windows.

I raised the doorway height going to the hallway.

I removed the brick fireplace and replaced the gas logs, had a custom hearth and mantle made by discount steel and had custom white oak wood tambour installed.

I removed the oak beams and replaced them with white oak.

custom white oak kitchen cabinetry, natural stone quartzite counters with waterfall bar, custom vent hood

I replaced all trim, receptacles, bathtub, and shower with a Schluter waterproofing system,

I installed a pool in June 2023, added the deck in the fall, and added the slide in 2024. Water is connected to it.

Expanded the driveway, expanded the patio,

added the key pad for access to garage

Replaced front and back door

all flooring, paint, fixtures, vanities, closet systems,

Basketball goal is not staving

All other terms and conditions of the Contract and, if included, the Financing Supplement Agreement shall remain the same.

_____	_____	 <u>Kristy Balch</u>	09/10/2025
Buyer's Signature	Date	Seller's Signature Kristy Balch	Date

_____	_____	_____	_____
Buyer's Signature	Date	Seller's Signature	Date