

# SELLER'S FAVORITE FEATURES

“A VERY SAFE, QUIET NEIGHBORHOOD. A PLACE WHERE KIDS CAN PLAY AND RIDE THEIR BIKES”

“WEDGEMERE CIRCLE HAS A CLOSE-KNIT GROUP OF OWNERS WHO KEEP IN TOUCH THROUGH A WEDGEMERE EMAIL GROUP”

“LIGHT AND BRIGHT; REMINDS ME OF A SUMMER BEACH HOUSE”

“WHOLE HOUSE DEHUMIDIFIER MAKE THE HOME FEEL LIKE AN OASIS DURING HOUSTON SUMMER MONTHS”

“LARGE BEDROOMS”

“MATURE TREES, WITH LOTS OF SHADE, PROVIDE A GREAT PLACE TO SIT ON THE DECK AND BIRD WATCH”

“GREAT KITCHEN WITH TONS OF STORAGE SPACE. PERFECT FOR ENTERTAINING AND FAMILY GATHERINGS”

“COMMUNITY OF LONG TERM RESIDENTS. FRIENDLY NEIGHBORS.”

“OUR FAMILY HAS WEATHERED AT LEAST 4 HURRICANES IN THIS HOME WITH NO FLOODING”

**46 E. Wedgemere Circle**

The Woodlands, TX 77381

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

<b>MONTH</b>	<b>YEAR</b>	<b>ELECTRIC</b>	<b>GAS</b>	<b>WATER</b>
JAN	2018	\$325	\$27	\$30
FEB	2018	\$325	\$27	\$30
MAR	2018	\$325	\$27	\$30
APRIL	2018	\$325	\$27	\$30
MAY	2018	\$325	\$27	\$40
JUNE	2018	\$325	\$27	\$80
JULY	2017	\$325	\$27	\$80
AUG	2017	\$325	\$27	\$80
SEPT	2017	\$325	\$27	\$40
OCT	2017	\$325	\$27	\$30
NOV	2017	\$325	\$27	\$30
DEC	2017	\$325	\$27	\$30
<b>AVG</b>		\$325	\$27	\$44

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$396.00**

ALL NUMBERS ARE PROVIDED BY SELLER AS A  
COURTESY FOR ANY POTENTIAL BUYER AND NOT  
VERIFIED BY LAURA POWERS PROPERTY GROUP.

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# FEATURES

1.	LARGE GARAGE WITH WORKSHOP
2.	GASLOG FIREPLACE
3.	WALLS OF WINDOWS
4.	LOFT GAMEROOM
5.	NEST PROGRAMMABLE THERMOSTATS UPSTAIRS & DOWNSTAIRS
6.	PASS THROUGH BUTLER'S PANTRY WITH WINE RACK
7.	LARGE SPARKLING POOL WITH WATERFALL
8.	LARGE MASTER BEDROOM
9.	LOTS OF KITCHEN CABINETS
10.	LARGE DECK WITH MANY MATURE TREES
11.	6½ FT TALL FENCE-PRIVATE BACKYARD
12.	GOLDEN OAK KITCHEN & PANELING
13.	CARPORT & EXTRA PARKING SPACE
14.	CERAMIC TILE / WOOD FLOORING ON FIRST FLOOR
15.	ROOM FOR 2 <sup>ND</sup> FRIDGE IN LAUNDRY ROOM
16.	CABINETS, MOP SINK, AND CLOSET IN LAUNDRY ROOM
17.	INTERCOM SYSTEM

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# SELLER'S UPGRADES

<b>UPGRADE</b>	<b>YEAR</b>	<b>COST</b>
OUTDOOR SIDING; REPAIR / REPLACE / PAINT	2018	\$5,000
LARGE OUTDOOR DECK (330 SQ FT)	2018	\$7,000
NEW ROOF	2018	\$25,000
MIRROR FRAMING & FRAMELESS MASTER SHOWER	2018	\$2,000
BRASS FAUCETS IN MASTER BATH & FOYER BATH	2018	\$3,000
NEW 250 BTU POOL HEATER	2018	\$3,500
PAINTED INTERIOR WALLS, TRIM & DOORS	2018	\$15,000
CARPET STAIRS & BEDROOMS	2018	\$2,500
NEW JENN-AIR GLASS GRILL COVER	2018	\$500
2 NEW POOL PUMPS	2017	\$2,500
NEW SOD & SOIL IN FRONT YARD	2017	\$3,000
NEW 6 ½ FT TALL BACK & SIDE YARD FENCE & GATE	2017	\$9,500
WHOLE HOUSE DEHUMIDIFIER	2009	\$4,800

**TOTAL UPGRADES: OVER \$83,000**

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# CONROE ISD INFORMATION

## David Elementary:

5301 Shadowbend Place  
The Woodlands, TX

## Collins Intermediate:

6020 Shadowbend Place  
The Woodlands, TX

## Knox Junior High School:

12104 Sawmill Road  
The Woodlands, TX

## The Woodlands College Park High School:

3701 College Park Drive  
The Woodlands, TX

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