

## **Property Details, Upgrades & Amenities List**

**Property Address: 8303 Rockford Hall Dr. Spring, TX 77379-6760**

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

### **Detailed List of Upgrades since Purchase:**

<b>1. All new flooring throughout home</b>
<b>2. Complete Kitchen Gut and Remodel. Added recessed lighting, custom cabinets, cook top, Vent Hood and a Pantry. Extended working area by 20 sq/ft and added a breakfast bar.</b>
<b>3. Remodeled all stair cases with new flooring, new stain and new decorative iron spirals. Added a banister and handrail to stairs leading to the suite above the garage.</b>
<b>4. Master Bedroom: added a walk in closet, and a glass enclosed walk in shower.</b>
<b>5. Added French Doors opening to the back yard from the living room.</b>
<b>6. Added slate tiles to the backyard patio, and front porch. Built a Pergola to cover patio.</b>
<b>7. Repainted interior and exterior</b>
<b>8. Installed new (8) zone automatic underground sprinkler system</b>
<b>9. Installed new 5ton AC Compressor September 2016</b>
<b>Installed new Hot Gas Water Heater September 2016</b>
<b>10. Installed Window blinds throughout</b>
<b>11. Completed partial foundation repair with 12 exterior pilings. Warranty is transferable</b>

### **List of Neighborhood & Subdivision Amenities:**

<b>1.</b>	<b>6.</b>
<b>2.</b>	<b>7.</b>
<b>3.</b>	<b>8.</b>

4.	9.
5.	10.

**Why you decided to move to this neighborhood & what you enjoy most about your community:**

<b><u>1.</u> I am a Real Estate Investor, this is an investment property</b>
<b><u>2.</u> The neighborhood is close to absolutely everything. Shopping, Schools, Parks, Major Roads &amp; the Airport</b>
<b><u>3.</u> Neighborhood residents are respectful of others privacy.</b>
<b><u>4.</u></b>
<b><u>5.</u></b>
<b><u>6.</u></b>
<b><u>7.</u></b>
<b><u>8.</u></b>
<b><u>9.</u></b>
<b><u>10.</u></b>

**AVERAGE BILLS PER MONTH APPROX. (Know I am conservative as an investor)**

ELECTRIC:	Averaged from invoices paid from January 2016 thru April 2018.....\$ 90.25
WATER/SEWER:	Averaged from invoices paid from January 2016 thru April 2018.....\$ 75.58
GAS:	Averaged from invoices paid from January 2016 thru April 2018.....\$ 41.64
YEARLY HOA FEE: \$250	EXTRA AMETNITES FEE \$ 0.00

**AGE OF EQUIPMENT APPROX:**

WATER HEATER: New September 2016
NUMBER OF HVAC UNITS 1                      AGE OF AC CONDENSOR: New September 2016
LAST TIME HVAC SERVICED September 2017
WATER SOFTNER: NA

GARAGE DOOR: I believe 1983
ROOF: I believe 8-10 years old