

SELLER'S FAVORITE FEATURES

“WALKING DISTANCE TO ELEMENTARY SCHOOL,
HIGH SCHOOL, AND LIBRARY”

“GREAT CUL-DE-SAC LOCATION”

“LARGE BACKYARD FACING GREENBELT”

“SEPARATE BBQ AREA & DOG RUN”

“FRIENDLY NEIGHBORS”

“REFRESHING TEXAS POOLS HEATED POOL & SPA
IS GREAT FOR ALL SEASONS”

“CLOSE TO HEB AND SHOPPING CENTER”

“CLOSE TO STARBUCK FOR MORNING COFFEE”

“KIDS LOVE THE CREEKSIDE SLASH PAD”

“COVERED PATIO WITH PERGOLA FOR OUTDOOR ENTERTAINING”

“RAISED GARDEN BEDS ARE GREAT FOR HERBS & VEGETABLES”

2 Delphinium Place

The Woodlands, TX 77382

SELLER'S AVERAGE MONTHLY UTILITY BILLS

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2019	\$154	\$49	\$69
FEB	2018	\$210	\$115	\$49
MAR	2018	\$162	\$52	\$49
APRIL	2018	\$162	\$29	\$59
MAY	2018	\$185	\$31	\$117
JUNE	2018	\$311	\$28	\$59
JULY	2018	\$328	\$27	\$146
AUG	2018	\$374	\$26	\$87
SEPT	2018	\$362	\$28	\$138
OCT	2018	\$295	\$21	-
NOV	2018	\$226	\$28	-
DEC	2018	\$185	\$46	\$29
AVG		\$246	\$40	\$67

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$353.00

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
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SELLER'S FEATURES & UPGRADES

UPGRADE	YEAR	COST
EPOXY GARAGE FLOOR	2018	\$850
2017 TRANE A/C UNIT	2017	\$3,800
KITCHEN CABINETS	2017	\$2,500
UNDER CABINET LIGHTING	2017	\$275
WHOLE HOME GENERATOR	2015	\$10,000
MASTER SHOWER	2015	\$5,000
OUTDOOR PERGOLA / PATIO / SWING	2015	\$10,750
HARDWARE PULLS (KITCHEN / MASTER BATH / UPSTAIRS BATH)	2014	\$175
BRONZE HARDWARE (DOORS / KITCHEN, MASTER SINKS)	2014	\$875
UPSTAIRS CARPET	2012	\$3,250
TEXAS POOLS HEATED POOL & SPA	2009	\$75,000
DOG RUN	2009	\$2,500
CEILING FANS	2009	14,500
TRAVERTINE / HARDWOOD WINDOW BLINDS LIGHT FIXTURES CUSTOM FRONT DOOR GRANITE COUNTERS (KITCHEN / MASTER BATH) MASTER BATH CABINETS	BEFORE 2009	\$19,775

TOTAL UPGRADES: OVER \$145,000

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CONROE ISD INFORMATION

Tough Elementary:
11660 Crane Brook Drive
The Woodlands, TX

McCullough Junior High School:
3800 S Panther Creek
The Woodlands, TX

The Woodlands High School 9th Grade:
10010 Branch Crossing Drive
The Woodlands, TX

The Woodlands High School:
6101 Research Forest
The Woodlands, TX

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