

My Home 411 by Joe Callahan Real Estate

NOTE: All Info Below is Per the Seller. Please See Sellers Disclosure For More Information.

Property Address: 13902 Morgan Bay Drive

Home Item's Age:

A/C: <u>2014 Oct</u>	Roof: <u>2014 Oct</u>
Heater: <u>2014 Oct</u>	Fence: <u>2014 Oct</u>
Dishwasher: <u>2014 Oct</u>	Oven: <u>2014 Oct</u>
Water Heater: <u>2014 Oct</u>	Stove: <u>2014 Oct</u>
Carpet: <u>2014 Oct</u>	Pool: <u>N/A</u>
Other Flooring: <u>Wood 2015 Bonus Tile 2015 Garage Epoxy 2017</u>	Spa/Hot Tub: <u>N/A</u>
Paint Interior: <u>2014 Oct</u>	Paint Exterior: <u>2014 Oct</u>

Estimated Monthly Utilities:

Electricity	High \$ <u>255</u>	Low \$ <u>99</u>
Gas	High \$ <u>50.73</u>	Low \$ <u>19.46</u>
Water	High \$ <u>53.28</u>	Low \$ <u>41.62</u>
Trash	High \$ <u>18.43</u>	Low \$ <u>18.43</u>

Upgrades/Remodeling Done By Seller & Dates Accomplished:

2015 - wood floors

2017 - epoxy garage floor

2015 - man room

2015 - attic walk out decking

Things Seller Loves About The Home & Neighborhood:

on separate page

Things love about the neighborhood:

Easy commute to Med Center, Downtown, and Galleria area

Sense of community

All of the community amenities like the water park, endless walking/jogging trails, multiple pools, disc golf, basketball and tennis courts.

Community events like movie night at the pool, food trucks, 5k and triathlons, and so many more planned outings

Organized community interest groups

Seasonal landscaping and holiday decorations

Coming home from work and driving past the lakes

Convenient grocery stores, restaurants, and shopping

Neighborhood sports teams

Things we love about the home:

Family movie nights in the theater

Homey/Peaceful feeling

Feels Private - No neighbors to one side or to the back

In a quiet section, no through traffic

Spacious for entertaining (we have comfortably had over 70 people at the house)

Home office – ability to work from home

Hanging out in the man room

Our first home together, we built it, brought baby home/raising family

Jadeveon Clowney and Will Fuller live on our street