



*Simply Exceeding Expectations*

## TOP FEATURES ENJOYED MOST BY OWNERS

Welcome,

This house has been the best home to us over the last 5 years! We have transitioned from newlyweds to parents in this house. We have laughed and cried and have made countless memories in this house. Memories that we will cherish forever.

The neighbors are friendly and kind. The evenings sitting outside are quiet and peaceful. ~~The~~ We have always felt safe here and hope you will too. My kids can play outside and I don't have to worry about cars passing by. My dogs also have plenty of space to play!

When we first moved here, there was only one corner store, but this little corner of the world is growing so much in a short time and soon you will have anything and everything you could ever need just minutes away. You will love it here. I know we have.

I will never forget our first home. We will always look back on this house fondly. We hope that you make wonderful memories here too. We hope that you get to know the neighbors. We had spent lots of time and effort on this land that we hope you love this house as much as we have. Welcome home.



713.705.0400 | Griffin-RealtyGroup.com | 2201 Lake Woodlands Dr. The Woodlands, TX 77380

**KW** THE WOODLANDS  
& MAGNOLIA  
KELLER WILLIAMS REALTY

Sincerely,  
Ivette, Oscar, Baby Panny, Baby Sophie



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## UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS\*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
3/2019	✓			103.27
2/2019	✓			135.53
1/2019	✓			112.51
12/2018	✓			126.82
11/2018	✓			91.42
10/2018	✓			101.17
9/2018	✓			102.32
8/2018	✓			106.84
7/2018	✓			113.53
6/2018	✓			79.69
5/2018	✓			75.54
4/2018	✓			83.21

\*All figures indicated above were provided by the homeowners. Griffin Realty Group, Keller Williams – The Woodlands, or any of its agents, hereby make no claim or representation that the data above is accurate. Furthermore, it must be made clear that future utilities expenses may not be consistent with the shown data. Utility expenses are greatly determined by individual homeowners lifestyle as well as raw cost providing such utilities. Buyer should research utilities and services on their own.



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## RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Land Cleared	Feb 2017	\$1,500
Mobile home pad	March 2017	\$2,000
Driveway	March 2017	\$1,800
New septic system	April 2017	\$8,000
Water well pump & tank	July 2017	\$2,300
New light pole meter/wire	April 2017	\$1,000
12x14 Front and back porch	April 2017	\$3,500
16x16 storage	Feb 2017	\$3,000
Mobile home skirting	Nov 2017	\$1,500





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## RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Upgrade ceiling lights	May 2017	\$250
Bathrooms remodeling	Sept 2016	\$2,700
Kitchen remodel	Sept 2014	\$1,500
Flooring	Feb 2015	\$2,000
blinds	Dec 2018	\$300
Sidewalk	Nov 2018	\$500

