

SELLER'S HIGHLIGHTS

“CUL-DE-SAC LOCATION & QUIET NEIGHBORHOOD”

“3 MINUTE DRIVE TO ALDEN BRIDGE SHOPPING CENTER THAT HAS GREAT AMENITIES INCLUDING A CHICK-FIL-A & CRUST PIZZA”

“POOL & SPA”

“BEAUTIFUL FOLIAGE IN BACKYARD WITH LOTS OF PRIVACY”

“QUICK ACCESS TO THE WOODS IN THE BACK”

“MANY SCHOOL-AGED CHILDREN”

“GREAT NEIGHBORS”

“CLOSE TO PARKS & SCHOOLS”

“FAIRBRANCH OVERALL IS A BEAUTIFUL AND WELL-KEPT NEIGHBORHOOD WITH CUSTOM HOMES”

“OUTDOOR KITCHEN & FIREPIT”

15 Betony Place
The Woodlands, TX 77382

SELLER'S AVERAGE MONTHLY UTILITY BILLS

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2019	\$178.60	\$139.71	\$24.47
FEB	2018	\$209.59	\$89.37	\$80.52
MAR	2018	\$241.61	\$57.77	\$39.08
APRIL	2018	\$270.92	\$56.66	\$135.66
MAY	2018	\$330.77	\$38.12	\$207.98
JUNE	2018	\$456.84	\$26.66	\$200.75
JULY	2018	\$371.92	\$22.69	\$74.94
AUG	2018	\$376.38	\$25.91	\$121.19
SEPT	2018	\$327.07	\$20.16	\$97.24
OCT	2018	\$214.30	\$34.64	\$28.92
NOV	2018	\$186.36	\$109.46	\$28.92
DEC	2018	\$197.27	\$68.26	\$49.08
AVG		\$280.14	\$57.45	\$90.73

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$428.32

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.	OUTDOOR KITCHEN & OUTDOOR FIRE PIT
2.	POOL & SPA
3.	HARDWOOD FLOORS AND TILE THROUGHOUT
4.	UPDATED KITCHEN & FAMILY ROOM FIREPLACE
5.	UPDATED BATHROOMS
6.	UPDATED STAIRCASE RAILING
7.	BEAUTIFULLY LANDSCAPED FRONT YARD
8.	UPDATED GARAGE – ADDED STORAGE / BUILT-IN CABINETS
9.	EPOXY FLOORING IN GARAGE
10.	LARGE LAUNDRY ROOM (NEW ADDITION) WITH EXTRA OVENS, REFRIGERATOR AND CLOSET SPACE
11.	ADDITION OF WINE REFRIGERATOR & STORAGE
12.	PLENTY OF CLOSETS & STORAGE SPACE THROUGHOUT
13.	RAIN SHOWERHEAD & SOAKER TUB IN MASTER BATH
14.	SMART TECHNOLOGY INCLUDES HVAC, POOL & ALARM SYSTEM

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CONROE ISD INFORMATION

Buckalew Elementary:

4909 W. Alden Bridge Drive
The Woodlands, TX

Mitchell Intermediate:

6800 Alden Bridge
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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