

2606 Creek Shadow Drive, Sugar Land TX 77479

Coldwell Banker license 420132

Supervising Broker Lloyd Lee license 540503

Listing agent Carolyn Swann license 584708

Sellers: Corey L Schopp & Maria A Schopp

No exclusions

Title Company: Chicago Title, Noel Phillips, closer 3700 Buffalo Spwy, Houston TX 77098 phone 713-418-7000

Sellers have a survey and T 47.

Sellers Disclosure is attached to MLS listing.

Sellers are prepared to move out quickly.

Proof of Funds must accompany all offers.

**2606 Creek Shadow Dr
Sugar Land, TX 77479**



House Upgrades

- 2019 New Pool Pump Motor (\$350)
- 2019 New Polaris Vac-Sweep Pressure Side Pool Cleaner (\$500)

- 2018 New Bamboo Flooring in dining room and master bedroom (\$3000)
- 2018 New baseboards installed in living room (\$500)
- 2017 New carpet in living room, stairs, and throughout second floor (\$5000)
- 2017 New Pentair Pool Heater installed (\$3200) and solar pool cover (\$200)
- 2017 New Landscape Light Transformer (\$175)
- 2017 New Custom Blinds installed on all windows (\$1600)
- 2017 New Hampton Bay ceiling fans installed in all bedrooms and game room (\$500)
- 2017 New Bluetooth Stereo Speaker with Exhaust Fan in master bath (\$160)
- 2017 Updated fireplace mantel and new hardware to living room cabinets (\$150)

Other Information:

AC window unit in nursery used only to regulate a much cooler temperature for the room than rest of the house for newborn sleeping comfort.