

231 Auburn Shores Court



Builder Upgrades:

- ◆ Energy Star rated home—features:
 - High efficiency HVAC
 - Energy efficient LED lightbulbs
 - Spray foam insulation
 - Digital-Programable Thermostat
 - Energy Star rated appliances
- ◆ Upgraded kitchen cabinets
- ◆ Wooden mini-blinds
- ◆ Upgraded faucets and fixtures
- ◆ Surround sound
- ◆ Attic cat walk on either side of media room decked for ease of movement and additional storage.
ONLY 10 DEGREE DIFFERENCE IN STORAGE AREA AND LIVING SPACE!

Owner Upgrades since 2016

- ◆ Sprinkler system for front and backyards—October 2016 —\$3,200
- ◆ Perimeter fence pressure washed and stained—February 2019—\$1,100
- ◆ Replaced AC Coil and had AC serviced— March 2019 - \$1,200
- ◆ Installed 3 automatic water shut off switches for drain pans under furnace —Per AC Company recommendation. This keeps water from overflowing. (The pan drained as designed but wanted to cautious and install proactively.) - March 2019— \$300
- ◆ Replaced Garage Door Opener for two car garage due to Antenna being pulled on accident. This is a WIFI enabled so you can pair it to your phone and check to make sure it is closed from anywhere. April 2019 \$450
- ◆ Replacing Whirlpool Microwave Scheduled for June 3rd 2019 thru Home Depot. \$500
- ◆ Recently painted baseboards and trim in living area—May 2019—\$300
- ◆ Recently updated landscaping—April 2019—\$250

Total owner upgrades: \$7,250

Dear New Homeowner

231 Auburn Shores Court



Dear New Homeowner,

Welcome to 231 Auburn Shores Court in Bonbrook! This is a very special place to call home for so many reasons. This is our second home in the wonderful Bonbrook community. This house is 5 years new and gently lived in. When we moved to the Houston area, we bought our first home in Bonbrook after looking in several communities and surrounding areas. As our needs changed, we looked for a bigger home, this home. We knew we wanted to stay in Bonbrook and moved just a few blocks away.

The open concept kitchen-living and eating areas have made it easy for entertaining. We have an extra bedroom with a full bath downstairs but it could also be used as an office, a study or nursery. The downstairs has high ceilings but is not completely open to the upstairs, which provides less noise when the kids have friends over for movie nights!

Our electric bill is relatively low with average billing of \$150.00 to \$160.00 per month and we keep it at 72 degrees during the day and 69 degrees in the evening.

The kid's friends love coming over for parties and mention how nice and open the house. Hours have been spent enjoying the spacious backyard. The kids love having parties here; playing badminton and kickball in the backyard. When they were younger, we installed a hook on the porch to hang a piñata.

Our home is located on the corner lot of a cul-de-sac. Parking is never a problem with ample space for vehicles on the side street and in front of the lake. We experience minimal traffic and quiet days.

One of the greatest parts of Bonbrook is all the activities that people participate in here. You always see your neighbors out walking their dogs, and families out with their children riding bikes. It is wonderful to see the same friendly faces on your daily walk or run. It's what gives you the feeling of community. And if you have children, this is the place for you. The community center has a pool, playground, basketball court, gym and meeting center. Bonbrook offers residents the chance to have community garage sales and they hold special events for different holidays.

The schools here have been wonderful for our girls to learn, grow and thrive. The newly opened Carter Elementary is close by. Reading Road Junior High and George Ranch High School, along with Carter are highly rated.

With time being so valuable, this is the ideal location for the working family as it just outside of the Sugar Land and Houston areas but close enough to enjoy all that those cities have to offer.

Warm regards,
The Gonzales Family

Bonbrook Subdivision



Notable Neighborhood Features:

- The subdivision is very nice and maintained really well. As we looked at nearby options we noticed several things that caught our eye:
 - ✓ Our roads are slightly wider.
 - ✓ Bonbrook has a good mix of one story and two story homes giving the subdivision an open feel compared to other subdivisions that have a majority of two story homes.
 - ✓ Bonbrook HOA is really good about NOT being a nuisance but at the same time, enforce important rules.
 - ✓ HOA encourages home owners to park in the garage or drive way so as you tour the subdivision you will notice less cars in the street compared to other communities.
 - ✓ Trash cans are to be removed and stored in the back yard or garage unless it is trash day.
 - ✓ HOA encourages home owners to keep yard maintained.
- Great family oriented community with a wonderful pool, gym and meeting room.
- Rosenberg/Richmond/Sugar Land are great cities/towns/communities
- The neighbors are very friendly and we feel completely safe in the neighborhood.
- Easy, quick, minutes from Hwy 59/I-69, Hwy 90, SH 6 and The Grand Parkway.
- Minutes from Brazos Town Center and Sugar Land Town Square and easy access to unlimited variety of restaurants and entertainment just minutes away.
- Not far away from anywhere with very easy access to the Galleria area, downtown Houston, NRG Stadium or up the Grand Parkway to Katy.
- Close access to emergency services (police/fire/ambulance) and their responsiveness is very quick to all types of call outs
- Extensive shopping (and growing); the closeness to University of Houston and Wharton College branches; the George Ranch Historical Park; George Ranch Library; the entertainment at Constellation Park, home of the Skeeters Baseball team; the Houston Museum of Natural Science at Sugar Land; the Fort Bend Children's Discovery Center; the Smart Financial Center; numerous parks and the international private/ commercial airport. The city of Sugar Land provides numerous cultural and educational events, many of which are free.