

## More Information about:

6310 CR 435 Wickwillow, Alvin TX 77511

NOTE: All info below is per the seller. Please see Sellers Disclosure for more information.

## Home Item's Age:

A/C: ≈ 5 years      Roof: ≈ 3 years  
Heater: ≈ 5 years      Fence: ≈ 10 years  
Dishwasher: N/A      Oven: 6 years  
Water Heater: ≈ 6 years      Stove: 6 years  
Carpet: N/A      Pool: N/A  
Paint Interior: 5 years      Paint Exterior: ≈ 1 year

## Estimated Monthly Utilities:

Electricity      High \$ 195.00 Low \$ 100.00  
Water      High \$ ϕ Low \$ ϕ      Water well on property.  
Gas      High \$ ϕ Low \$ ϕ  
Trash      High \$ 31.00 Low \$ 31.00

## Upgrades/Remodeling done by seller & dates accomplished:

Decks repainted / stained ≈ 3 months ago  
New bridge installed on property 2 months ago

## Things seller Loves about the home & neighborhood:

1. Peaceful & privacy    2. Beautiful land  
3. Lots of wild animals to enjoy.    4. Good neighbors - keep to themselves, but will help if asked.