

## 35 Chelsea Bridge Ct.

### Property

- Address: 35 Chelsea Bridge Ct, The Woodlands, TX 77382
- Legal: Lot 14, Blk 2, Woodlands/Alden Bridge, Montgomery County, TX
- Gross Living Area: 3,598 SF (per appraisal)
- Lot Size 13,842 SF (per MCAD)
- Year Built: 1998 (move-in Jan 1999)
- 5 Bedrooms (5<sup>th</sup> bedroom currently used as hobby room)
- 3 ½ Baths
- Office down
- Bonus Room down
- Cul-de-sac Neighborhood

### Schools

- K-4: Buckalew Elementary School
- 5-6: Mitchell Intermediate School
- 7-8: McCollough Junior High School
- 9: The Woodlands High School, Freshman Campus
- 10-12: The Woodlands High School

### Upgrades

- [New Roof](#) – transferable 5-yr service 30-yr material warranty, [Dec 2019](#)
- Downstairs [HVAC System](#) – Trane, 5-ton, 19.5 SEER, [6/4/2015, \\$9,505](#)
- Upstairs [HVAC System](#) – Trane, 3-ton, 16 SEER, [6/1/2016, \\$7,950](#)
- [Tankless Gas Water Heater](#) – Navien, [5/13/2013, \\$3,725](#)
- [Water Softener System](#) – Culligan, [5/12/2017, \\$3,778](#)
- [Reverse Osmosis Water Filtration System](#) – Culligan, [5/12/2017, \\$1,077](#)