

SELLER'S HIGHLIGHTS

“DESIGN OF THE HOUSE MAKES IT IDEAL FOR HOSTING & ENTERTAINING FAMILY & FRIENDS”

“WARM AND INVITING ATMOSPHERE OF THE HOME”

“OUTDOOR LIVING & DINING SPACES”

“TRANQUIL, BEAUTIFUL SETTING & VIEW FROM THE BACK YARD”

“CONVENIENTLY LOCATED”

“UNIQUE OPENNESS & FLOW OF THE KITCHEN / DINING / LIVING ROOM”

“AMPLE STORAGE SPACE”

“COMBINATION GAME ROOM / BAR & THEATER ROOM WITH MUSIC STAGE”

“THE MASTER SITTING AREA VIEW (BEST MORNING COFFEE SPOT!)”

“BUNKROOM SPACE”

7615 Kalebs Pond Court

Spring, TX 77389

SELLER'S AVERAGE MONTHLY UTILITY BILLS

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2019	\$808.62	\$109.39	\$115.20
FEB	2019	\$835.85	\$103.79	\$115.20
MAR	2019	\$709.83	\$101.23	\$103.40
APRIL	2019	\$738.87	\$148.03	\$115.20
MAY	2019	\$845.50	\$102.95	\$147.70
JUNE	2019	\$1017.33	\$51.85	\$129.65
JULY	2019	\$1123.44	\$38.95	\$251.25
AUG	2018	\$1127.52	\$38.36	\$294.37
SEPT	2018	\$1184.74	\$31.46	\$235.50
OCT	2018	\$1018.78	\$29.52	\$292.80
NOV	2018	\$907.89	\$42.74	\$372.90
DEC	2018	\$937.30	\$236.65	\$189.10
AVG		\$938	\$86.24	\$196.86

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$1221

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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SELLER'S FAVORITE FEATURES

1.	LAUNDRY ROOM ACCESS FROM MASTER CLOSET
2.	2 LAUNDRY ROOMS
3.	FIRE PIT
4.	RAISED GARDEN BEDS & POTTING ROOM
5.	POOL BATH
6.	BUNK ROOM THAT SLEEPS 8
7.	HIDDEN OVERSIZED STORAGE CLOSET
8.	LIBRARY / STUDY WITH AMPLE BUILT-INS
9.	GROIN VAULT CEILING IN DINING ROOM
10.	SECOND KITCHEN W/ ADDITIONAL OVEN, DISHWASHER & REFRIGERATOR
11.	THEATER ROOM WITH STAGE/MUSIC AREA
12.	IN-LAW SUITE OR SECOND MASTER BEDROOM

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KLEIN ISD INFORMATION

French Elementary:

5802 West Rayford Road
Klein, TX

Hofius Intermediate:

8400 West Rayford Road
Klein, TX

Klein Oak High School:

22603 Northcrest Drive
Klein, TX

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