

2710 Shady Bayou Lane,

Spring Tx. 77373

Improvement List and Frequently Asked Questions

- New AC Unit approx. four years old
- 5 New Anderson windows installed in dining April 2019
- Roof is approx. 9 years old
- Front porch pillars replaced May 2019
- New Driveway December 2017
- New Garage Door and remotes 2018
- Bathrooms updated and renovated in 2017 and 2019
- All 3 toilets replaced summer of 2019
- ½ bath new light fixture
- Home includes Sprinkler System
- Foundation Repair 2019 (transferrable warranty)
- Extended back patio/deck September 2019
- New Paint and Carpet upstairs 2019

FAQ:

- Refrigerator, Washer and Dryer Included
- Home includes Pre-Wired alarm with front and back porch cameras, 3rd camera on the garage
- Homeowner has maintained filters in the home every 2-3 months as recommended
- All 3 bedrooms have walk in closets, there is a large “Harry Potter” closet under the stairs for ample storage
- Home is walking distance from the Park. The Clubhouse was recently updated, there is an Adult pool, kitty pool, tennis courts and walking trails. Key will be provided by HOA.
- Greenway from this property to Humble is 26 miles of walking/running trails.
- Fishing in Cypress Creek
- Pundt Park includes features a Dog park, canoe launch, paved hike and bike trails and 2 lakes for fishing. Located at Cypresswood/Birnamwood just minutes away.

We have taken so much pride in the care for our Home, Thank you for Showing!