

SELLER'S HIGHLIGHTS

“WATCHING THE HOUSTON OPEN & OTHER GOLF TOURNAMENTS FROM THE BALCONY”

“WATCHING THE ANNUAL 4TH OF JULY FIREWORKS IN THE BACKYARD”

“OUTDOOR BACKYARD DRAIN SYSTEM WAS PERMITTED & CONNECTS TO GOLF COURSE/CITY DRAINAGE SYSTEM WHICH PROVIDES ADEQUATE CAPACITY FOR RUNOFF”

“IT'S THE ULTIMATE HOUSE FOR HOSTING PARTIES”

“THERE IS AN INCREDIBLE AMOUNT OF STORAGE”

“HAVING LARGE DINNER PARTIES OR LUNCHEONS IN THE SPACIOUS DINING ROOM”

“HAVING HIS & HERS STUDIES”

“WE CAN HOST 14 PEOPLE OVERNIGHT & NOT WORRY ABOUT HAVING ENOUGH BEDROOMS OR BATHROOMS”

“YOU CAN WALK TO CONCERTS AT THE PAVILION IN 20 MINUTES”

“IT IS AN EASY COMMUTE TO DOWNTOWN AND IAH. CLOSE PROXIMITY TO I-45, TOWN CENTER, THE MALL & RESTAURANTS”

“CONVENIENTLY LOCATED NEXT TO THE NEIGHBORHOOD MAILBOXES”

54 N. Brokenfern Drive

The Woodlands, TX 77381

SELLER'S AVERAGE MONTHLY UTILITY BILLS

	ELECTRIC	GAS	WATER
AVG	\$440	\$94	\$146

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$680

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.	VIEW FROM THE VERANDA FOR FIREWORKS AND GOLF TOURNAMENTS - ENJOY FROM HOME! DON'T HAVE TO LEAVE PARTY TO GO FIGHT TRAFFIC OR FIND A GOOD PLACE
2.	LIGHTNING ABATEMENT SYSTEM
3.	5 ZONES FOR THE HVAC - KEEPS BILLS LOW & TEMPERATURE EVEN
4.	BACKYARD IS CONNECTED TO CITY DRAINAGE
5.	LARGE QUARTERS FOR GUESTS & GREAT BENEFIT IF YOU NEED A NANNY
6.	GAS FIRE PIT
7.	OUTDOOR LIGHTING SYSTEM
8.	PLANTATION STYLE BALCONY ACROSS THE BACK IS LIKE AN OUTDOOR ROOM
9.	UPSTAIRS & DOWNSTAIRS UTILITY ROOMS - NO NEED TO CARRY LAUNDRY UP OR DOWN STAIRS
10.	DUMBWAITER FOR YOUR CONVENIENCE
11.	BIDET IN MASTER BATH
12.	FIREPLACES IN MASTER BEDROOM & STUDY
13.	SPACIOUS BEDROOMS
14.	STAIRS TO ATTIC FOR EASY STORAGE
15.	DINING ROOM TABLE LEAF STORAGE IN ENTRY CLOSET - DEEP CLOSET FOR TABLECLOTHS

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CONROE ISD INFORMATION

Lamar Elementary:

1300 Many Pines Road
The Woodlands, TX

Wilkerson Intermediate:

12312 Sawmill Road
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX

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