

# Updates & Upgrades

*This information was voluntarily provided by the seller of the below notated listing address. The information should be considered approximate, and could be interpretive based on the sellers opinions.*

**Property Address:** 4105 Summer Lane, Pearland, TX 77584

- New roof 9/19 (per listing inspection)
- side fences replaced 2018, R side fence extended 2018
- entry concrete walkway replaced Summer 2019 (per listing inspection)
- interior paint Summer 2019 excluding closets, 1/2 bath, laundry room, and trim
- front door refinished Summer 2019
- weather stripping repaired (per inspection)
- custom blinds in master bath Summer 2019
- updated mirrors and shelving in master bath Summer 2019
- master bath and upstairs guest bath recaulked Summer 2019
- Exterior window shutters refinished Summer 2019
- Dishwasher replaced 2017
- replaced/updated parts on air conditioner including coil/transformer Summer 2019. Other parts replaced per recommendation of annual maintenance check and inspection report
- sealed joints on upper level siding Summer 2019
- garage dry wall joints resealed Summer 2019
- updated tile fireplace Summer 2019
- updated foundation parging (per inspection) Summer 2019

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# Owner's Favorite Things

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**Property Address:** 4105 Summer Lane, Pearland, TX 77584

lakes/retention ponds/relaxing walks in the morning

Safe neighborhood. dog walks taken daily at 545am (dark) and have no problems.

friendly neighbors

quiet neighborhood

law enforcement resides in community

easy access to major roads

Open Kitchen concept

1st floor master bedroom and bathroom

spa tub in master bathroom

half bathroom

good size backyard

game room/office

good size bedrooms

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# Utility Information

This approximate information has been provided directly by seller based on their personal use & the company of their choice. Future bills will vary based on personal usage, rates, and service provider.

**Property Address:** 4105 Summer Lane, Pearland, TX 77584

MONTH	YEAR	GAS	ELECTRIC	WATER
JANUARY	2019	\$40.11	\$96.78	\$62.99
FEBRUARY	2019	\$41.42	\$140.00	\$62.99
MARCH	2019	\$40.61	\$59.87	\$62.99
APRIL	2019	\$35.18	\$120.40	\$62.99
MAY	2019	\$26.19	\$78.10	\$62.99
JUNE	2019	\$24.33	\$141.10	\$62.99
JULY	2019	\$21.63	\$325.79 (end of contract)	\$68.51
AUGUST	2019	\$24.20	\$346.30	\$68.51
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

# Additional Property Info.

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**Property Address:** 4105 Summer Lane, Pearland, TX 77584

<b>Neighborhood</b>	TWIN LAKES
<b>MLS #</b>	
<b>Approximate Sq. Ft.</b>	2082
<b>Year Built</b>	2006
<b>Tax Rate: Est. Tax</b>	3.84%
<b>School District</b>	PEARLAND ISD
<b>Schools Zoned</b>	CJ HARRIS ELEMENTARY, PEARLAND JHS, PEARLAND HS
<b>Amenities</b>	SPA BATH TUB,
<b>A/C Age   # of units</b>	13 YRS (NEW PARTS) 1 YR, 1 UNIT
<b>Heater Age   # of units</b>	13 YRS, 1 UNIT
<b>Water Heater Age   # of units</b>	13 YRS, 1 UNIT
<b>Oven Age   Gas/Electric   Single/Double</b>	4 YEARS, GAS, SINGLE
<b>Cook Top/Range Age   Gas/Electric</b>	4 YEARS, GAS, SINGLE
<b>Roof Age</b>	BRAND NEW (2019)
<b>Dishwasher Age</b>	2 YRS
<b>Microwave Age</b>	4 YRS
<b>Dryer Connection Gas and/or Electric</b>	ELECTRIC
<b>Pool Age   Pump &amp; Water Heater Age</b>	N/A
<b>Equipment Existing Warranties:</b>	COVERED BY HOME WARRANTY
<b>Current Home Warranty:</b>	HOME WARRANTY OF AMERICA DIAMOND PLAN
<b>Exclusions:</b>	
<b>Non-Realty Items:</b>	FLAT SCREEN MOUNTED TV IN LIVING ROOM
<b>Home Owner's Association: Mandatory/Voluntary? (Dues, Etc.)</b>	HOUSTON COMMUNITY MANAGEMENT ASSOCIATION MANDATORY, \$400/YR