



RED DOOR
REALTY & ASSOCIATES

Welcome Home!

Property Address: 4103 Spruce Valley

THINGS WE ♥ ABOUT THIS HOME:

1. my favorite Room is Den, vaulted ceilings
2. { Privacy of the split plan/master Bedroom vs
3. { Spare bedrooms}
4. _____
5. Centrally located in Greentree, close to
6. Kingwood Drive, HER, Click-Filet
7. _____
8. Back Yard Low maintenance
9. _____
10. _____

THINGS WE ♥ ABOUT THIS COMMUNITY:

1. Greenbelt + METRO! Park N Ride
2. Trees,
3. School System
4. Safe and secure street/stability of neighbors
5. Convenience to Grocery stores, Shops, Dr. etc.

AVERAGE UTILITY BILLS:

	COMPANY NAME	SUMMER AVG.	WINTER AVG.
GAS	Centerpoint	20	20
ELECTRICITY	Wind Rose	160	100
WATER	City of Houston	80	90

OTHER SERVICE PROVIDER REFERRALS:

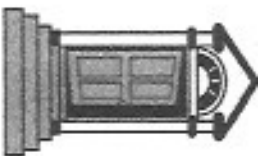
- Lawn Service: Luis Ortiz - 832-503-8502
- Pool Service: N/A (Recommend Clear Pool)
- Maid Service: Sonia Lacy - 205-533-3261
- Alarm Service: N/A
- Other: N/A

OTHER DETAILS:

- Mailbox Keys (#): N/A Mailbox # and Location: In front of house
- Trash Pick-Up Days: Wed / SAT Trash Can Provided? YES | YES | NO
- Recycling Available? YES | NO What Day / Rules? Wed

Carolyn Redwine
Seller's Signature

[Signature]
Seller's Signature



Seller's Upgrade List

Property Address: 4163 Spruce Valley Drive

Please list all upgrades you have done since owning the house:

<u>Item</u>	<u>Timeframe (month/year)</u>	<u>Cost</u>
1. <u>Roof Replaced 2009</u>		
2. <u>Pool Resurfaced, Re-plastered, new tile MAR 2019</u>		
3. <u>Panel Box Replaced Sept 2014</u>		
4. <u>Double Pane windows 2011/2012</u>		
5. <u>Carpet, 2 spare bedrooms Oct 2017</u>		
6. <u>All new light fixtures Oct 2017</u>		
7. <u>Pool filter in 2015 / again Mar 2019</u>		
8. <u>Pool Pump - Pool 2018, Polaris 2018</u>		
9. <u>Air Conditioner: Duct work replaced: 2000</u>		
10. <u>Air Conditioner: Replaced Aug 2013</u>		
11. <u>Compressor replaced Aug 2015</u>		
12. <u>Heater replaced 2015</u>		
13. <u>Shower and Tub (master bath) resurfaced</u>		
14. <u>Paint, Interior, Exterior, replace wood rot, caulk & seal</u>		
15. <u>Granite. Spare Bath. Feb 2019</u>		

16. Granite, master Bath, Nov 2019
17. Vanity, mirror, toilet Seat Nov 2019
18. Toilet seats new, all 3 bath rooms
19. New light fixture, washer = Bath
20. Hot water Heater, Feb 2018
21. Fence, Perimeter, 2009
22. Drive way fence, pool fence, 2016
23. Refinished solid wood Kitchen cabinets
24. New Faucets, (spare bathroom, half Bath, master Bath,)
25. Front and Back combination locks