

# TOP 10 THINGS I LOVE ABOUT MY HOME

**Address:** 34 Secluded Trail, The Woodlands, TX 77380

1. Standalone/Detached—no sharing walls w/ neighbor (only detached home in entire neighborhood)
2. Views all around—Golf course fairway from the balconies and Lake view!
3. Swimming Pool & Hot Tub—Our staycation resort (awning provides sun protection & shade)
4. Backyard—Green space allows us to use for outdoor activities (bouncy house, soccer, inflatable water slide)
5. Open Concept & Functional Layout—We are able to enjoy every room to meet our needs/different points in our lives.
6. Two large balconies to enjoy al fresco dining, entertaining, outdoor living and first floor back porch.
7. Very quiet neighborhood & friendly neighbors—low traffic area, allows us to freely play outside (bikes, scooters, games); long driveway.
8. Elevator helps w/ daily routines (groceries, elderly parents, moving heavy items)
9. Walking trail & easy access to golf course (lots of memorable playtime w/ our daughter)
10. Easy access to all our amenities and care needs ( restaurants, I-45, access, hospitals, movies, school, conference center/gym, and parks)
11. Lowest property tax rate of any of the 9 villages

**The Best of The Woodlands Living!**

# UPDATES & IMPROVEMENTS

Address: 34 Secluded Trail, The Woodlands, TX 77380

| DESCRIPTION                      | DATE      | DETAILS                                                         |
|----------------------------------|-----------|-----------------------------------------------------------------|
| Swimming Pool & Hot Tub          | May 2018  | Chlorine, heated, travertine deck, water features               |
| Back porch decking to match pool | May 2018  | Travertine                                                      |
| Automated window treatments      | Dec 2015  | Rollers, silhouette shades (Hunter Douglas)                     |
| UV Film on windows               | June 2018 | Windows in living & first floor study arch windows              |
| Automated Awning                 | June 2018 | For pool area (Rollac)                                          |
| Phantom screen                   | Jan 2016  | Various doors on 1st, 2nd, 3rd floors                           |
| Upgraded trim work in interior   | Dec 2015  | Throughout house, all LED bulbs, built ins, tray ceilings       |
| Structured Wiring                | Dec 2015  | Surround sound, TV hookups, under cabinet system/strip lighting |
| Front Courtyard                  | May 2018  | Enclosed/gated front courtyard (as pool was put in)             |
| Tiled BBQ Area                   | Dec 2015  | 2nd floor balcony                                               |
| Functional items                 | Dec 2015  | Hose bibs, gas hookup, outlets                                  |
| Garage Epoxy Floors              | Jan 2016  | Easy to maintain, attractive compared to concrete               |

We added upgrades and improvements that add value and are functional on a day to day basis.

## UTILITY INFORMATION

Address: 34 Secluded Trail, The Woodlands, TX 77380

| UTILITY                 | MONTHLY AVG.            |
|-------------------------|-------------------------|
| Electric: Entergy       | Ranges from \$143-\$276 |
| Gas: CenterPoint Energy | \$19-\$82               |
| Water: Woodlands Water  | \$49-\$98               |

# AGE OF MECHANICALS

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| MECHANICALS                           | APPROXIMATE AGE |
|---------------------------------------|-----------------|
| A/C #1                                | 4 yrs           |
| A/C #2                                | 4 yrs           |
| A/C #3                                | N/A             |
| WATER HEATER #1                       | 4 yrs           |
| WATER HEATER #2                       | 4 yrs           |
| WATER HEATER #3                       | N/A             |
| WATER SOFTENER (if applicable)        | N/A             |
| FURNACE #1                            | 4 yrs           |
| FURNACE #2                            | 4 yrs           |
| FURNACE #3                            | N/A             |
| OVEN(S)                               | 4 yrs           |
| COOKTOP                               | 4 yrs           |
| DISHWASHER                            | 4 yrs           |
| MICROWAVE                             | 4 yrs           |
| BUILT-IN REFRIGERATOR (if applicable) | 4 yrs           |
| POOL PUMP                             | 2 yrs           |
| POOL FILTER ASSEMBLY                  | 2 yrs           |
| POOL HEATER                           | 2 yrs           |
| POOL PLASTER                          | 2 yrs           |
| AQUA-LINK                             | 2 yrs           |