

## Buyers Want to Know...

**Recent Updates:**

Pool w/ Spa, Complete Home Generac Generator, Mosquito Misting System,  
Colligan Water Softener, Upgraded Windows in Master Bedroom, Replaced Window  
Glass throughout Home, Upgrades to A/C System (2019), 5" and 6" Gutters on  
entire Home, 2 Security Cameras added at Garage and Front Porch, Septic Recently  
pumped in 2019, Living Room wired for surround sound w/ rear in-ceiling  
Speakers, Gas Fireplace w/ Gas Logs, Faux Wood Blinds on entire Home, wrought Iron  
**Neighborhood Amenities:** Fence for pool and Backyard, 3-Car Garage, Game Room above  
Garage  
- Village Rec Center w/ Olympic-Sized Pool & Splash Pad, Tennis  
Courts, and Pavillion  
- High Meadow Ranch Golf Course

**Taxes:** 2.0237 (Tax Rate per \$100)

County: \$2,992.52 Schools: \$6,077.65 MUD District: N/A  
Montgomery Co. Hospital, ESD 10, Lone Star College, Magnolia ISD

**HOA Info:**

Management Company: The Village at High Meadow LEAD Association Management  
 Address: 13231 Champion Forest Dr. Suite 112, Houston, TX 77069  
 Phone: 281-857-6027 Maintenance Fee: \$ 400.00 / year

	Year Replaced if Applicable	N/A (All Original)
A/C _____	# of Units _____	
Furnace _____	# of Units _____	
Water Heater _____	# of Units _____	
Freestanding Range _____	Cooktop _____	
Oven _____	Microwave _____	
Dishwasher _____	Other Appliance _____	
Interior Paint _____	Exterior Paint _____	
Carpet _____	Other Flooring _____ Type _____	
Pool _____	Spa/Hot Tub _____	
Pool Pump _____	Pool Heater _____	

**Any Items Under Warranties:**

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## Monthly Utility Averages

Electric: Champion Energy Services

Jan: \$ 194.36

Feb: \$ 174.52

March: \$ 184.19

April: \$ 177.38

May: \$ 187.26

June: \$ 259.70

July: \$ 243.08

Aug: \$ 274.67

Sept: \$ 291.96

Oct: \$ 279.58

Nov: \$ 201.45

Dec: \$ 197.86

Gas: EPCOR

Jan: \$ 134.62

Feb: \$ 134.09

March: \$ 148.07

April: \$ 131.53

May: \$ 95.34

June: \$ 82.97

July: \$ 49.40

Aug: \$ 50.84

Sept: \$ 62.48

Oct: \$ 57.55

Nov: \$ 56.09

Dec: \$ 139.89

Water: High Meadow Water Co.

Jan: \$ 53.48

Feb: \$ 48.74

March: \$ 41.51

April: \$ 43.99

May: \$ 77.22

June: \$ 96.21

July: \$ 210.15

Aug: \$ 153.18

Sept: \$ 238.64

Oct: \$ 252.88

Nov: \$ 153.18

Dec: \$ 58.23