

SELLER'S HIGHLIGHTS

“SWIMMING POOL AND HOT TUB – GREAT FOR FRIENDS & FAMILY”

“BIG OPEN ROOM UPSTAIRS – GAME ROOM / PLAYROOM ”

“NUMEROUS PLAYGROUNDS IN WALKING DISTANCE”

“WALKING TRAILS NEARBY”

“BIKE OR WALK TO MANY GREAT NEARBY RESTAURANTS”

“QUIET NEIGHBORHOOD”

“CLOSE TO HEB & KROGER”

11 Dragon Spruce Place

The Woodlands, TX 77382

SELLER'S AVERAGE MONTHLY UTILITY BILLS

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2019	\$145	\$85	\$70
FEB	2019	\$110	\$92	\$78
MAR	2019	\$105	\$67	\$40
APR	2019	\$100	\$60	\$40
MAY	2019	\$135	\$37	\$70
JUN	2019	\$280	\$35	\$85
JUL	2019	\$305	\$30	\$131
AUG	2019	\$260	\$34	\$150
SEP	2019	\$216	\$30	\$75
OCT	2019	\$237	\$32	\$147
NOV	2019	\$138	\$32	\$141
DEC	2019	\$118	\$57	\$77
AVG		\$179	\$47	\$92

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$318

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.

11 Dragon Spruce Place
The Woodlands, TX 77382

SELLER'S FAVORITE FEATURES

1.	LARGE 3 CAR GARAGE WITH LOTS OF STORAGE
2.	DOUBLE WIDE DRIVEWAY
3.	OPEN FLOOR PLAN
4.	LARGE OPEN LIVING AREA OFF KITCHEN
5.	FAMILY ROOM BUILT-INS
6.	LARGE BEDROOM CLOSETS
7.	LAUNDRY ROOM NEAR MASTER
8.	CUL-DE-SAC LIVING
9.	LARGE TREES IN FRONT
10.	LARGE WALK-IN ATTIC
11.	UPSTAIRS BACK PORCH OVERLOOKING POOL

11 Dragon Spruce Place

The Woodlands, TX 77382

SELLER'S UPGRADES

UPGRADE	YEAR	COST
2 AIR CONDITIONING UNITS	2019	\$8,000
2 FURNACES (GAS)	2019	\$2,000
ROOF	2019	\$13,600
PAINT – OFFICE, BATHROOMS, BEDROOMS, DECK, CABINETS	2019	\$5,500
PAINT – STAIRWAYS, LIVING ROOM, HALLWAY & KITCHEN	2018	\$1,500
WATER HEATER	2017	\$1,400
HARDWOOD FLOORS – OFFICE, DINING ROOM, STAIRS & UPSTAIRS HALLWAY	EST. 2014	\$4,000
CARPET UPSTAIRS IN PLAYROOM & 2 BEDROOMS	EST. 2014	\$3,000
KITCHENAID DISHWASHER	EST. 2012	\$4,000
SALT WATER SYSTEM TO POOL	2008	\$1,600
KITCHENAID FIVE-BURNER GAS COOKTOP	2008	\$1,100
ADDED KENMORE ELITE STAINLESS-STEEL DOUBLE CONVECTION OVEN	2008	\$1,000
PAINT – HOME EXTERIOR	2007	\$6,000
KENMORE ELITE STAINLESS STEEL REFRIGERATOR	2007	\$2,500
LG TROMM WASHER & DRYER	2007	\$2,500

TOTAL UPGRADES: OVER \$50,000

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

11 Dragon Spruce Place
The Woodlands, TX 77382

CONROE ISD INFORMATION

Buckalew Elementary:

4909 S Alden Bridge Drive
The Woodlands, TX

Mitchell Intermediate:

6800 Alden Bridge Drive
The Woodlands, TX

McCullough Junior High School:

3800 S Panther Creek Drive
The Woodlands, TX

The Woodlands High School 9th Grade:

10010 Branch Crossing Drive
The Woodlands, TX

The Woodlands High School:

6101 Research Forest Drive
The Woodlands, TX

11 Dragon Spruce Place

The Woodlands, TX 77382