

SELLER'S HIGHLIGHTS

9 S. BROKENFERN DRIVE, THE WOODLANDS, TEXAS 77380

"CLOSE PROXIMITY TO MARKET STREET, CYNTHIA WOODS PAVILION
AND THE WOODLANDS MALL."

"UNIQUE CHARACTER OF THE HOME"

"WALKING DISTANCE TO LAMAR ELEMENTARY SCHOOL AND
WOODLANDS COUNTRY CLUB TOURNAMENT COURSE"

"FRIENDLY NEIGHBORS"

"EASY ACCESS TO GREENBELTS"

"UNIQUE BRICK FLOORING"

"RENOVATED/UPDATED KITCHEN"

"RENOVATED MASTER SUITE"

"STATELY CURB APPEAL"

"MATURE TREES & LANDSCAPING"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

9 S. BROKENFERN DRIVE, THE WOODLANDS, TEXAS 77380

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2019	\$121	\$113	\$46
FEB	2019	\$169	\$100	\$49
MAR	2019	\$31	\$59	\$39
APRIL	2019	\$158	\$41	\$94
MAY	2019	\$83	\$37	\$66
JUNE	2019	\$234	\$39	\$112
JULY	2019	\$297	\$38	\$104
AUG	2019	\$283	\$30	\$162
SEPT	2019	\$131	\$31	\$295
OCT	2019	\$248	\$30	\$87
NOV	2019	\$156	\$86	\$70
DEC	2019	\$32	\$83	\$70
AVG		\$162	\$57	\$100

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$319.00

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

SELLER'S FAVORITE FEATURES

9 S. BROKENFERN DRIVE, THE WOODLANDS, TEXAS 77380

1.	3-CAR GARAGE
2.	ELECTRONIC GATED COURTYARD
3.	GUEST SUITE WITH LIVING ROOM & KITCHEN
4.	5 BEDROOMS, 5 FULL BATHROOMS
5.	TWO FIREPLACES MASTER & LIVING ROOM
6.	3 HVAC UNITS
7.	CIRCLE DRIVEWAY
8.	SALTWATER POOL
9.	SOLID WOOD DOORS THROUGHOUT
10.	AUTOMATIC SPRINKLER SYSTEM
11.	LARGE BEDROOMS WITH WALK-IN CLOSETS
12.	HARDWOOD FLOORS THROUGHOUT
13.	HIDDEN STORAGE IN OFFICE
14.	EXTRA-LARGE CORNER LOT

SELLER'S UPGRADES

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UPGRADE	YEAR	COST
MASTER BATHROOM RENOVATION	2019	\$45,000
ANDERSEN WINDOW IN GAME ROOM	2019	\$2,500
ROBOTIC POOL CLEANER	2019	\$700
POOL PUMP	2019	\$400
GUEST SUITE RENOVATION EXPANDED SHOWER, SHOWER TILE, SHOWER DOOR, QUARTZ COUNTER, MIRROR, LIGHTING, TILE FLOORS, CABINETS, HARDWARE, PAINT	2018	\$12,000
KITCHEN BACKSPLASH, PENDANT LIGHTING, QUARTZ ISLAND, BREAKFAST HOOK CHANDELIER & CRANK ANDERSEN WINDOW	2018	\$6,000
LANDSCAPING IMPROVEMENTS & FRENCH DRAIN	2018	\$3,750
MASTER FIREPLACE WHITE BRICK TILE, MOLDINGS, MARBLE SLAB BOTTOM	2018	\$2,000
AIR CONDITIONING, FURNACE & DUCTWORK	2016/2014	\$30,500
POOL LIGHTS & CONTROLS	2016	\$2,500

TOTAL UPGRADES: OVER \$100,000

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CONROE ISD INFORMATION

9 S. BROKENFERN DRIVE, THE WOODLANDS, TEXAS 77380

Lamar Elementary:

1400 Many Pines
The Woodlands, TX

Wilkerson Intermediate:

12312 Sawmill Road
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX