



Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

Private lot, surrounded by trees

Private pool & hot tub

Great outdoor living space for entertaining or relaxing

Remodeled bathrooms

Lots of windows & natural light

Large pantry

Gas fireplace

Large lot @ end of cul-de-sac

Great family community

Quiet neighbors

Upstairs media room

Backyard faces south so lots of sun





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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
interior paint 2017	Dec 2017	3,000
pool deck extension & pergola installation	April 2018	8000
master bath remodel	Sept 2017	26,000
guest bath remodel	Aug 2017	12,000
master bedroom carpet & pad	Dec 2017	16,000
landscaping borders, trees, bushes	July 2010	30,000
pool deck extension	July 2010	4,000
Bathroom light upgrades	Aug 2017	3,000
Kitchen, dining & breakfast light upgrade	Nov 2017	2500





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CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: Revant Energy

Phone: 713-207-7777

Sewer: Harris Co mud #1

Phone: 713-652-6500

Water: Harris Co mud #1

Phone: _____

Cable: _____

Phone: _____

Trash: Harris Co mud #1

Phone: _____

Natural Gas: Center Point Energy

Phone: 800-259-5844

Phone Company: _____

Phone: _____

Alarm Service: Protection 1

Phone: 713-7610-3838

Pool Service: Beyond Blue Pools

Phone: 281-404-7578

Yard Service: Green King - Jimmy

Phone: 832-535-9177

Propane: NA

Phone: _____

Pest Control: Total Pest Control - Juan

Phone: 713-384-2157

Septic Maintenance: NA

Phone: _____

Trash Day(s): Wed & Sat. Recycling = Wed

Mailbox Cluster Location and Mailbox Number: Intersection of Simpson Springs Ln & Leblanc Landing Drive #5 on the right





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UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
May 2020	371.19	66.92	129.33	
April 2020	233.72	38.21	99.63	
March 2020	163.11	30.39	60.70	
Feb 2020	200.64	47.63	60.70	
Jan 2020	225.01	109.23	50.46	
Dec 2019	187.43	41.72	77.17	
Nov 2019	777.44 ^{OCT}	26.05 ^{NOV}	135.57	
OCT 2019	426.07 ^{SEPT}	24.89	222.19	
SEPT 2019	406.94 ^{AUG}	27.22	166.84	
AUG 2019	347.90 ^{JUL}	25.19	200	
JULY 2019	291.14 ^{JUN}	26.48	134.79	
June 2019	243.52 ^{MAY}	47.72	99.63	

*All figures indicated above were provided by the homeowners. Griffin Realty Group, Keller Williams – The Woodlands, or any of its agents, hereby make no claim or representation that the data above is accurate. Furthermore, it must be made clear that future utilities expenses may not be consistent with the shown data. Utility expenses are greatly determined by individual homeowners lifestyle as well as raw cost providing such utilities. Buyer should research utilities and services on their own.





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All about your Home

Is your home occupied? YES NO

SQFT: 2481 Year Built: 2013 Builder Name: Unknown

Energy Features: Insulated Low E windows, Radiant Attic barrier

Green/Energy Certifications: _____

Age of Interior Paint: 2017

Community

Part of a MUD? YES NO

Name: Harris Co mud #1

Part of a HOA/POA? YES NO

Name: Acmi

Restrictions: Unknown

Lot Description: 13,749

Golf Course? Yes No

Name: HA

Area Pool? yes

Pool Description: Community pool & club house

What school district: Klein Oak HS, Hildebrandt Intermediate, Northampton Elementary



Countertop Type

Kitchen: granite

Master Bath: marble

Secondary Bath(s): marble

Front Door Faces: wood

Appliance Information

Oven/Stove Type/Age: 2013 - gas oven

Dishwasher Type/Age: 2013

Microwave Type/Age: 2013

Washer/Dryer Connections: 2013

of A/C units: 1 - central electric Age: 2010

of Water Heaters: 1 central gas Age: 2013

of Heaters/Furnace: 1 Age: 2010

Exterior

Roof Description: composition

Roof Age/Type: 2013

Age of Exterior Paint: 2013

Private Pool? YES [] NO []

Pool Description: inground pool & hot tub. Gas heater

Additional Features/Appliances

Free standing Soaking tub in master

large shower w/ frame less glass in master

Crown molding

gas fire place

dual vanities in master

Alarm System

High ceilings

Kitchen Island.