

# Updates & Upgrades

*This information was voluntarily provided by the seller of the below notated listing address. The information should be considered approximate, and could be interpretive based on the sellers opinions.*

**Property Address:** 5459 Mustang Road, Alvin, TX 77511

SIMONTON STORM BREAKER PLUS, DOUBLE HUNG, HIGH IMPACT RESISTANT WINDOWS THROUGHOUT HOUSE. LIFETIME WARRANTY TRANSFERS TO NEW OWNERS.

GERERAC GUARDIAN 20KW STANDBY PROPANE GENERATOR. INSTALLED BY STORM GUARDIAN GENERATORS OF PEARLAND IN 2009.

1/3 ACRE POND STOCKED WITH BLACK BASS, COPPER NOSE BLUEGILL PERCH, CHANNEL CATFISH AND TALAPIA.

APPROXIMATELY 875 SQUARE FOOT STORAGE IN ATTIC OF CARPORT.

438 SQUARE FOOT AIR CONDITIONED WORKSHOP.

THREE CAR CARPORT (DESIGN ALLOWS UPGRADE TO ENCLOSED GARAGE)

50' X 75' ELEVATED PAD FOR FUTURE BARN.

WALL SAFE IN MASTER CLOSET.

Form with multiple horizontal lines for additional notes or details.

# Owner's Favorite Things

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FLY FISHING IN POND FOR BASS AND PERCH.

KAYAKING IN POND.

PICKING WILD DEWBERRIES.

SOLITUDE OF LIVING ON ACREAGE.

SIMONTON STORM BREAKER WINDOWS (NO NEED TO BOARD WINDOWS IN CASE OF HURRICANE).

HOUSE DID NOT FLOOD IN ALLISON, IKE OR HARVEY.

# Additional Property Info.

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**Property Address:** 5459 Mustang Road, Alvin, TX 77511

<b>Neighborhood</b>	RURAL BRAZORIA COUNTY
<b>MLS #</b>	
<b>Approximate Sq. Ft.</b>	2,000+
<b>Year Built</b>	2000
<b>Tax Rate: Est. Tax</b>	
<b>School District</b>	ALVIN
<b>Schools Zoned</b>	
<b>Amenities</b>	
<b>A/C Age   # of units</b>	2 UNITS
<b>Heater Age   # of units</b>	2 UNITS
<b>Water Heater Age   # of units</b>	1 UNIT
<b>Oven Age   Gas/Electric   Single/Double</b>	6 YEARS   GAS   SINGLE
<b>Cook Top/Range Age   Gas/Electric</b>	6 YEARS   GAS
<b>Roof Age</b>	HOUSE 11 YEARS   CARPORT 18 YEARS
<b>Dishwasher Age</b>	MAYTAG, 2 YEARS
<b>Microwave Age</b>	6 YEARS
<b>Dryer Connection Gas and/or Electric</b>	GAS
<b>Pool Age   Pump &amp; Water Heater Age</b>	N/A
<b>Equipment Existing Warranties:</b>	N/A
<b>Current Home Warranty:</b>	N/A
<b>Exclusions:</b>	
<b>Non-Realty Items:</b>	SAMSUNG WASHER/DRYER STAYS -PURCHASED 2014 UPRIGHT FREEZER IN WORKROOM STAYS - PURCHASED 2016
<b>Home Owner's Association: Mandatory/Voluntary? (Dues, Etc.)</b>	N/A

# Utility Information

*This approximate information has been provided directly by seller based on their personal use & the company of their choice. Future bills will vary based on personal usage, rates, and service provider.*

**Property Address:** 5459 Mustang Road, Alvin, TX 77511

MONTH	YEAR	GAS	ELECTRIC	WATER
JANUARY	2020		104.11	
FEBRUARY	2020		92.70	
MARCH	2020		90.52	
APRIL	2020		129.04	
MAY	2019		132.52	
JUNE	2019		220.35	
JULY	2019		267.35	
AUGUST	2019		304.56	
SEPTEMBER	2019		345.36	
OCTOBER	2019		285.75	
NOVEMBER	2019		194.15	
DECEMBER	2019		117.52	

**PROPANE PURCHASES:**

**JUNE 2018 - \$551.40**  
**MAY 2019 - 745.50**  
**APRIL 2020 - \$770.00**