

# SELLER'S HIGHLIGHTS

82 S FLAGSTONE PATH CIRCLE, THE WOODLANDS, TEXAS 77381

"LOCATION! CENTRALLY LOCATED, CLOSE TO TWO VILLAGE CENTERS AND WALKING DISTANCE FROM POWELL ELEMENTARY AND THE WOODLANDS HIGH SCHOOL WITH MINIMUM VEHICLE TRAFFIC"

"LARGE CORNER LOT | MATURE LANDSCAPING | CHRISTMAS LIGHTS ARE MAGICAL ON THIS HOUSE!"

"GREAT NEIGHBORS"

"ENTRY HAS GREAT WALK-IN APPEAL"

"TWO STAIRCASES & LOTS OF LARGE WINDOWS"

"LARGE FORMAL DINING FOR ENTERTAINING – ADJACENT TO KITCHEN - CAN BE CLOSED OFF FOR PRIVACY"

"BACKYARD – LARGE POOL, LOTS OF SPACE, LARGE PATIO DECK AREA – 2 GATES FOR BACK YARD ACCESS - SINK AND REFRIGERATOR AVAILABLE TO BACKYARD WITHOUT ENTERING THE MAIN PART OF THE HOUSE – DIRECT ACCESS TO MASTER BEDROOM FROM BACKYARD"

"FAMILY ROOM – GREAT FOR ENTERTAINING FAMILY & FRIENDS, BUILT-IN TO ACCOMMODATE TV AND HUGE AMOUNTS OF STORAGE – POCKET DOORS HOLD CDS, DVDS, BOOKS, GAMES, & MORE. LOTS OF ROOM FOR BOOKS AND COLLECTIBLES; UNDER-STAIR STORAGE FOR CLEANING SUPPLIES, CRAFTS, GAMES OR GIFT WRAP"

"KITCHEN – LOTS OF STORAGE, DOUBLE OVENS, BEAUTIFUL COUNTERTOPS AND BASKETWEAVE BACKSPLASH – STAND AT SINK AND CLEARLY SEE POOL AREA"

"LARGE GARAGE WITH LOTS OF STORAGE SPACE AND SIDE ENTRY DIRECTLY INTO BACKYARD"

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

82 S FLAGSTONE PATH CIRCLE, THE WOODLANDS, TEXAS 77381

<b>MONTH</b>	<b>YEAR</b>	<b>ELECTRIC</b>	<b>GAS</b>	<b>WATER</b>
JAN	2020	\$368.00	\$108.25	\$176.27
FEB	2020	\$359.00	\$106.83	\$190.98
MAR	2020	\$341.00	\$59.63	\$131.51
APRIL	2020	\$332.00	\$109.56	\$131.51
MAY	2019	\$333.00	\$61.94	\$121.29
JUNE	2020	\$331.00	\$55.20	\$111.08
JULY	2019	\$336.00	\$39.94	\$230.89
AUG	2019	\$343.00	\$38.83	\$194.83
SEPT	2019	\$362.00	\$82.48	\$290.87
OCT	2019	\$371.00	\$88.47	\$261.22
NOV	2019	\$381.00	\$46.55	\$213.03
DEC	2019	\$378.00	\$92.39	\$107.72
<b>AVG</b>		<b>\$353</b>	<b>\$74</b>	<b>\$180</b>

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$607**

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

82 S FLAGSTONE PATH CIRCLE, THE WOODLANDS, TEXAS 77381

1.	LARGE SWIMMING POOL   GREAT FOR LAPS OR JUST FOR PLAY
2.	LOTS OF NATURAL LIGHT THROUGHOUT
3.	MULTIPLE ACCESS DOORS TO PATIO & BACKYARD   MASTER, KITCHEN & UTILITY ROOMS
4.	MASTER BEDROOM & FAMILY ROOM BUILT-INS
5.	GENEROUS SEPARATE "HIS AND HER" WALK-IN CLOSETS WITH BUILT-INS
6.	LOTS OF STORAGE THROUGHOUT
7.	MASTER & ADDITIONAL BEDROOM ON MAIN LEVEL
8.	SOARING CEILINGS AT ENTRY, PLANTATION SHUTTERS, HARDWOODS, CUSTOM TRIM & CROWN MOLDING THROUGHOUT
9.	OFFICE   LOTS OF NATURAL LIGHT, BUILT-IN DESK AND SHELVING
10.	LARGE BONUS ROOM WITH BATH MAKES ADDITIONAL 5 <sup>TH</sup> BEDROOM SUITE OR MEDIA ROOM
11.	GAME ROOM   ADDITIONAL FAMILY ROOM UP STAIRS
12.	LOTS OF KITCHEN STORAGE   DOUBLE OVENS   LARGE ISLAND WITH JENNAIR COOKTOP
13.	FRONT AND BACK STAIRCASES – BONUS STORAGE UNDER BOTH
14.	2020 PAINT AND CARPET THROUGHOUT
15.	3-CAR GARAGE WITH LOTS OF STORAGE
16.	LARGE MASTER BATHROOM RETREAT 2020 REMODEL

# SELLER'S UPGRADES

82 S FLAGSTONE PATH CIRCLE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
PAINT THROUGHOUT	2020	\$10,500
MASTER BATH REMODEL, REPAINT UPSTAIRS TUB & TILE	2020	\$26,860
CARPET	2020	\$5,800
FAMILY ROOM CABINET UPGRADE FOR LARGER TV, FIREPLACE SURROUND REMODEL, POCKET DOORS	2016	\$6,800
DECORATIVE LANDSCAPING AND FRENCH DRAINS	2015	\$9,000
POOL REPLASTERED & COPING REPLACED	EST. 2015	\$23,000
FAMILY ROOM BUILT-IN	2014	\$4,100
KITCHEN REMODEL   GRANITE COUNTERTOPS, BASKET WEAVE BACKSPLASH, SINK, FAUCET & JENNAIR COOKTOP	2014	\$19,877
HARDWOOD FLOORING MAIN LEVEL & IRON HANDRAIL	2013	\$21,500
FENCE	2012	\$4,000
MASTER BUILT-IN WITH PAINT & FAUX	2011	\$5,275
GARAGE FLOOR	2010	\$4,500
PLANTATION SHUTTERS	2010	\$7,250
ROOF (PRIOR TO PURCHASE)	2010	
ADDITIONAL BUILT-IN BOOKSHELVES IN UPSTAIRS GAME ROOM	2010	\$1,175

**TOTAL UPGRADES: ALMOST \$150,000**

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# CONROE ISD INFORMATION

82 S FLAGSTONE PATH CIRCLE, THE WOODLANDS, TEXAS 77381

## Powell Elementary:

7332 Cochrans Crossing Drive  
The Woodlands, TX

## Mitchell Intermediate:

6800 Alden Bridge  
The Woodlands, TX

## McCullough Junior High School:

3800 S Panther Creek  
The Woodlands, TX

## The Woodlands High School 9<sup>th</sup> Grade:

10010 Branch Crossing Drive  
The Woodlands, TX

## The Woodlands High School:

6101 Research Forest  
The Woodlands, TX