



Kristin Riddle
832-803-3138

kristin.riddle@exprealty.com

Notable Features of 18 Shellbark Place:

1. Fresh paint throughout home in 2020
2. HVAC replaced with new Trane 5 ton unit in 2019
3. Digital programmable thermostat
4. All new bamboo flooring in 2018
5. Installed new Bosch dishwasher in 2018
6. Replaced hot water heater in 2017
7. Frameless glass shower in 5 piece master bath
8. Large study including closet with glass French doors for privacy
9. High Ceilings and tons of natural light in the home
10. Large backyard with new fence big enough for a pool or trampoline
11. Meticulously maintained landscaping
12. Cul-de-sac subdivision lot in coveted Alden Bridge

Average Utility Bills:

Electric	\$100-\$120
Gas	\$25-\$35
Water	\$50-\$60