

Welcome Home!

2806 Cambridge Ln., Missouri City ~ Ft. Bend ISD
1626sf townhome with 3 bedrooms, 2 baths + 2 car garage

THINGS WE ♥ ABOUT THIS HOME:

Open feel in living area. Beautiful kitchen. Great Closets (Shoe closet)
Under cabinet lighting in kitchen. Spacious Bedrooms.
Lots of Garage Storage. 2 nice patios. Private front yard
Quiet - never hear neighbors.

THINGS WE ♥ ABOUT THIS COMMUNITY:

I feel safe walking. Quiet with beautiful large trees.
Steps from the golf course. Huge, clean pool. Golf club + restaurant are within walking distance. Bike paths.

UPDATES / IMPROVEMENTS:

New kitchen sink + faucet. New front doors being installed
granite counter tops + handmade tile backsplash. Under
counter lighting. Opened up pass thru to kitchen. Removed wall
separating entry. Hardwood floors. Updated paint thru-out.
Complete remodel - hall bath. Configurations added in closets
Blinds + shades

APPROXIMATE AGE OR YEAR:

A/C Exterior	2018	Cook Top	2014	Microwave	?
Furnace Interior	2018	Oven	2014	Dish Washer	2017
Roof	2008 + minor repairs this year	Fence		Misc	the HOA is about to have outside of all home painted + repaired.
Water Heater		Electric Panel	2014		

AVERAGE UTILITY BILLS:

Gas:	Summer Ave: \$	NA	Winter Ave: \$	NA
Electricity:	Summer Ave: \$	160.	Winter Ave: \$	150.
Water:	Summer Ave: \$	Incl. HOA	Winter Ave: \$	Incl. HOA

OTHER / MISC:

Mailbox Keys (#): NO KEYS Mailbox # & Location: beside garage
Trash pick-up days: Wednesday / Saturday Trash can provided? Yes: No:
Recycling available? Yes: No: What day / Rules?
Lawn service co: HOA provides Alarm service: N/A Pool service: HOA

(General info from seller offered as a convenience about what next Home Owners may like to know. BUYER TO VERIFY.)