

SELLER'S HIGHLIGHTS

61 N. TURTLE ROCK CT., THE WOODLANDS, TEXAS 77381

“WONDERFUL NEIGHBORHOOD WITH GREAT NEIGHBORS, MANY NEW YOUNG FAMILIES”

“ANNUAL CHRISTMAS AND BLOCK PARTIES”

“PRIVATE, QUIET SETTING WITH LOW TRAFFIC”

“MINUTES TO I45, TOWN CENTER, SCHOOLS, GROCERY STORES, WOODLANDS MALL & MEDICAL FACILITIES”

“MEADOWLAKE, CLOVER PARK AND NORTHSORE PARK ARE WALKING DISTANCE! FISH AT LONG LAKE TOO! BIRTHDAY PARTIES AT THE PAVILLIONS. PLAYED TENNIS & BASKETBALL. LOTS OF PLAY SYSTEMS.”

“LOVED ENTERTAINING IN OUR BACKYARD WITH THE WATERFALL AND SITTING BY THE FIRE WITH FRIENDS”

“LOCATED ON PRIVATE, QUIET CUL-DE-SAC LOT”

SELLER'S FAVORITE FEATURES

61 N. TURTLE ROCK CT., THE WOODLANDS, TEXAS 77381

1.	2020 PAINT THROUGHOUT
2.	2020 CARPET IN BEDROOMS & CLOSETS
3.	POOL WITH WATERFALL & SPA
4.	FAMILY ROOM / KITCHEN AREA CAN BE CLOSED OFF FOR PRIVACY
5.	COVERED PATIO WITH OUTDOOR RCS BBQ GRILL
6.	PATIO ACCESS FROM MASTER BEDROOM
7.	CUL-DE-SAC
8.	SINGLE STORY
9.	LARGE WINDOWS OVERLOOKING BACK YARD SPACE
10.	TILE MUD ROOM WITH SPACE FOR 2 ND REFRIGERATOR – GREAT FOR BACKPACKS, SHOES, PET SUPPLIES, STORAGE AND MORE
11.	OVERSIZED 3-CAR GARAGE
12.	CUL-DE-SAC

SELLER'S UPGRADES

61 N. TURTLE ROCK CT., THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
PAINT - INTERIOR WALLS, CEILINGS & OFFICE TRIM & LIVING ROOM BUILT-INS	2020	\$7800
LANDSCAPING	2020	\$2100
REPLACED ALL CARPET	2020	\$1870
DIGITAL PROGRAMMABLE THERMOSTATS	2020	\$330
LED LIGHTS	2020	\$400
HVAC (2005 UNIT) COIL W/ 2013 CONDENSER	2019	
HVAC (2008 UNIT) COIL & CONDENSER	2017	
KITCHEN REMODEL & APPLIANCE UPGRADE	EST 2005	
OUTDOOR FIREPLACE	EST 2005	
MASTER BATH REMODEL	EST 2005	
FOYER LIGHT FIXTURE		

ALL NUMBERS ARE PROVIDED BY SELLER
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CONROE ISD INFORMATION

61 N. TURTLE ROCK CT., THE WOODLANDS, TEXAS 77381

Sally Ride Elementary:

4920 W Panther Creek
The Woodlands, TX

Collins Intermediate:

6020 Shadowbend Place
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX