

## **LISTING FEATURES & UPDATES**

903 SAGINAW BAY COURT  
SPRING, TEXAS 77373

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### **NORTHWOOD PINES**

WELL MAINTAINED COMMUNITY WITH SCENIC LAKE  
ACCESS TO NEIGHBORHOOD PARK & TRAILS

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- **A/C UNIT REPLACED - 12/2016** (16 SEER & DUAL A/C CONTROLS)
- **ROOF REPLACED - 2/2017** (WARRANTY CAN BE TRANSFERRED TO BUYER)
- **KITCHEN FLOOR REPLACED - 8/2020**
- **FAMILY ROOM, FORMAL LIVING & DINING FLOOR REPLACED - 2019**
- **SECONDARY BEDROOM FLOOR REPLACED - 8/2020**
- **EXTERIOR OF HOME PAINTED - 11/2017**
- **FIREPLACE TUNE UP - 11/2013**
- **REMOTE CONTROLLED GAS FIREPLACE**
- **NEW FENCE INSTALLED - 7/2020** (BACK FENCE EXCLUDED)
- **ACCESS GATES TO BACKYARD LOCATED ON BOTH SIDES OF THE HOME**
- **BUILT OUT STORAGE AREA UNDER STAIRS** (ACCESS THROUGH CLOSET IN ENTRY WAY)
- **60 AMP GENERATOR INLET BOX**
- **IN WALL EXTERMINATION TUBES/PEST CONTROL SYSTEM** (SERVICED BY HOME TEAM PET DEFENSE)
- **FRUIT TREES - (APPLE, PEACH & LEMON)**
- **SPRINKLER SYSTEM**