

Countertop Type

Kitchen: granite countertops, 42 in. cabinets

Master Bath: marble countertop, oval bathtub; walk in shower w/ seat

Secondary Bath(s): marble countertop (upstairs) full bath - upstairs, 1/2 bath downstairs w/ pedestal sink

Front Door Faces: north

Appliance Information

Oven/Stove Type/Age: gas GE - 6 yrs.

Dishwasher Type/Age: GE - electric - 6 yrs.

Microwave Type/Age: GE - electric - 6 yrs.

Washer/Dryer Connections: yes

of A/C units: 1 Age: 6 yrs

of Water Heaters: 1 - gas; in attic Age: 6 yrs

of Heaters/Furnace: 1 - in attic Age: 6 yrs

Exterior

Roof Description: composite

Roof Age/Type: 6 yrs

Age of Exterior Paint: 6 yrs

Private Pool? YES [] NO

Pool Description: _____

Additional Features/Appliances

- ceiling fans in all bedrooms, living room
+ gameroom

- freshly painted primary ^{bedroom}, half bath + secondary bedroom

- cabinets in laundry room over W + D

- cement pavers for an extended patio
(24 sq. in. tiles)



Simply Exceeding Expectations

All about your Home

Is your home occupied? YES NO []

SQFT: 2640 Year Built: 2014 Builder Name: Dr. Horton

Energy Features: all appliances - energy certified

Green/Energy Certifications: _____

Age of Interior Paint: 6 yrs

Community

Part of a MUD? YES NO []

Name: Valley Ranch Mud

Part of a HOA/POA? YES NO []

Name: Valley Ranch HOA - Real Manage

Restrictions: deed restrictions

Lot Description: 9,500 sq. ft.

Golf Course? Yes [] No

Name: _____

Area Pool? yes

Pool Description: community pool w/ slide + splashpad - resort style

What school district: New Carry ISD





Simply Exceeding Expectations

CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: Entergy Phone: 800-368-3749
Sewer: Valley Ranch MUD Phone: 281-579-4500
Water: Valley Ranch MUD Phone: 281-579-4500
Cable: Comcast Xfinity Phone: 800-934-6489
Trash: Valley Ranch MUD - Best Trash Phone: ~~281-313-2378~~
Natural Gas: Centerpoint Phone: 800-752-8036
Phone Company: Comcast Xfinity Phone: 800-934-6489
Alarm Service: Comcast Xfinity Phone: 800-934-6489
Pool Service: _____ Phone: ~~800-934-6489~~
Yard Service: Axe Lawn Services Phone: 832-933-2713
Propane: _____ Phone: _____
Pest Control: _____ Phone: _____
Septic Maintenance: _____ Phone: _____
Trash Day(s) Tuesday + Friday
Mailbox Cluster Location and Mailbox Number: ISC # |





Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

- large primary bedroom
- open living room, breakfast + kitchen - great for entertaining
- high ceilings
- ample cabinet space in kitchen + ~~no~~ primary bath
- extra storage space in laundry room
- large gameroom
- elementary school in neighborhood
- easy access to 59; 99
- easy access to Valley Ranch Market Place
- quiet neighborhood





Simply Exceeding Expectations

RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
outdoor ceiling fan	2015	\$50





Simply Exceeding Expectations

RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
laundry room- cabinets	2019	\$ 500
mud bench in closet	2016	\$ 200
custom paint in primary bedroom	2020	\$ 100
motion sensing light in primary closet	2014	\$ 50
custom paint in one secondary bedroom	2017	\$ 50
ceiling fans in all secondary bedrooms	2014 2014	\$ 150
attic decking in garage attic	2014	\$ 150
custom paint in half bath	2016	\$ 50
extended patio	2019	\$ 250

~~costs~~

