

SELLER'S HIGHLIGHTS

15 PONDERA POINT DRIVE, TOMBALL, TEXAS 77375

"WONDERFUL NEIGHBORS! THERE ARE BLOCK PARTIES OCCASIONALLY, FULL OF KIDS OF ALL AGES AS WELL AS A COUPLE EMPTY NESTERS. CHILDREN WALK/RIDE BIKES TO SCHOOL."

"NEIGHBORS HELP EACH OTHER AND KEEP EACH OTHER INFORMED BY USING "WHAT'S APP" - GROUP TEXTING - VERY FRIENDLY."

"CLOSE TO THE NATURE PRESERVE. IT HAS BEAUTIFUL TRAILS THAT CAN TAKE YOU ALL THE WAY TO THE OTHER SIDE OF CREEKSIDE. PERFECT FOR HIKING/MOUNTAIN BIKING."

"PONDS IN FRONT OF NEIGHBORHOOD (AND ALL NEIGHBORHOODS CLOSE BY) ARE GREAT FOR FISHING. ALSO, NATURE PRESERVE HAS MANY PONDS."

"MANY CLOSE PARKS: PONDERA PARK, WENDTWOODS PARK, SMOOTH STREAM PARK (AKA, GAME BOARD PARK) AND BURROUGHS PARK."

"GREAT FOR WALKING OR RIDING BIKES TO CREEKSIDE VILLAGE. FAVORITE SPOTS ARE LOVE BEANS, LEVURE BAKERY, CRUST PIZZA, THE REFUGE & FIELDINGS."

"ENJOY RIDING BIKES TO BURROUGHS PARK & HAVING BREAKFAST OR LUNCH AT THE WHEEL KITCHEN."

"HEB IS VERY CLOSE & CONVENIENT FOR ALL YOUR PANTRY NEEDS."

"NEARBY CRAFT GRILL IS A GREAT DINNER SPOT."

"SPECTACULAR SUNSETS FROM THE COVERED PATIO"

"EASY TO ENJOY THE TOWN OF TOMBALL. ENJOY SHOPPING ON MAIN STREET, THE WEEKEND FARMERS MARKET AND EATING AT BONFIRE GRILL. ANOTHER FUN PLACE TO EAT IS MEL'S COUNTRY CAFÉ."

"OUR CHURCH HOME IS WOODSEGE COMMUNITY CHURCH. QUICK & EASY TO GET THERE FROM HERE."

"CLOSE PROXIMITY TO MARKET STREET & THE MALL AREA - EAT AT JASPERS AND ENJOY WALKING AROUND MARKET STREET OR THE WATERWAY."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

15 PONDERA POINT DRIVE, TOMBALL, TEXAS 77375

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2020	\$180	\$177	\$74
FEB	2020	\$170	\$186	\$50
MAR	2020	\$180	\$203	\$74
APRIL	2020	\$225	\$93	\$74
MAY	2020	\$288	\$62	\$68
JUNE	2020	\$317	\$49	\$74
JULY	2020	\$380	\$59	\$78
AUG	2020	\$362	\$56	\$353
SEPT	2020	\$384	\$38	\$178
OCT	2019	\$289	\$48	\$249
NOV	2019	\$221	\$64	\$167
DEC	2019	\$207	\$179	\$56
AVG		\$267	\$101	\$125

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$493.00

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S FAVORITE FEATURES

15 PONDERA POINT DRIVE, TOMBALL, TEXAS 77375

1.	RAIN SHOWER HEAD IN PRIMARY BATH
2.	FARMHOUSE SINK IN KITCHEN
3.	6-BURNER GAS STOVE / DOUBLE OVEN – ALL GE MONOGRAM APPLIANCES
4.	COURTYARD WITH LOCKABLE FRONT GATE
5.	GAS LOG FIREPLACE
6.	7.1 SURROUND SOUND & 2020 OPTOMA PROJECTOR IN MEDIA ROOM
7.	BUILT-IN SPEAKERS IN KITCHEN, MAIN LIVING & PRE-WIRED OUTDOOR
8.	CAT-5 WIRING IN EVERY ROOM

SELLER'S UPGRADES

15 PONDERA POINT DRIVE, TOMBALL, TEXAS 77375

UPGRADE	YEAR	COST
MEDIA ROOM OPTOMA PROJECTOR	2020	\$1,200
EXTERIOR LIGHT FIXTURES	2019	\$2,000
POOL/SPA	2017	\$80,000
BUILT-IN BAR AREA IN GAME ROOM	2017	\$3,000
ELFA STORAGE IN GARAGE	2016	\$4,000
FRONT IRON GATE	2015	\$1,000
KITCHEN BANQUET BUILT-INS	2015	\$8,000
WINE REFRIGERATOR	2015	\$2,500
OFFICE BUILT-INS	2015	\$7,000
OUTDOOR SHUTTERS	2014	\$2,000
DINING LIGHT FIXTURE	2013	\$1,100
FILTERED WATER FAUCET IN KITCHEN	2013	\$450
PLANTATION SHUTTERS THROUGHOUT	2013	\$10,000

TOTAL UPGRADES: OVER \$120,000

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TOMBALL ISD INFORMATION

15 PONDERA POINT DRIVE, TOMBALL, TEXAS 77375

Creekview Elementary:

8877 West New Harmony Trail
The Woodlands, TX

Creekside Park Junior High School:

8711 Creekside Green Drive
The Woodlands, TX

Tomball High School:

30330 Quinn Road
Tomball, TX