



Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

Alden Place neighborhood is zoned for Mitchell Intermediate, which is one of the top ranking schools in The Woodlands for 6th-7th grades. This was our first priority in choosing a home in Alden Bridge Village. We found this house within walking distance to the school, and fell in love with the lot. The lot is well positioned near conveniences of grocery stores, community pool, tennis courts, and walking trails.

The lot is larger than most, and very private. It is tucked back off of a cul-de-sac with no direct neighbors on three sides of the house. There is a park behind the house, and there are forested areas surrounding the backyard, with mature landscaping. It is truly an oasis with a pool/spa surrounded by tropical plants. The upper and lower screened in decks offer a peaceful sitting area to overlook the yard with many birds living in the trees.

The house is a lifeform house with lots of windows to let the light and nature in. There are two fireplaces that take the morning chill off in the winter months. The master suite has it's very own fireplace, and is extra spacious with an additional sitting space that has been used as an office. The master bathroom was designed to accommodate an oversized tub and is great for relaxing in a bubble bath. In the summer months, there are plenty of ceiling fans throughout the house that add comfort to the living spaces, two air condition units, and new attic insulation that keep the house very cool.

The two car garage is extended to create a very useful workshop area, and also stays comfortable all year round. The bonus room downstairs was used for various purposes, as our family living situation evolved. It was used as a bedroom, an art room, and an exercise room. It provided just the right amount of extra space for those extra needs.

If I had to choose a house in The Woodlands, I would choose this house all over again. It has been loved.





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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Garage Door Openers x 2	August '20	\$1000
Dishwasher	March '20	\$1000
Microwave / Oven	2019	\$2000
Stove top	2019	\$700
Paint Kitchen et. al. downstairs	2020	\$1000
Pool light	2020	\$300
Pool pumps x 2	2017	\$1200
AC upstairs	2016	\$5000
Attic Insulation	2018	\$2000





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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Circuit Panel	2018	\$2400





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UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
8/20	459	27	141	627
7/20	298	26	141	465
6/20	467	28	101	596
5/20	303	30	109	442
4/20	252	69	150	471
3/20	200	100	90	390
2/20	140	131	129	400
1/20	150	150	90	390
12/19	144 150	109	91	350
11/19	144 144	74	60	278
10/19	150 150	27	81	258
9/19	109	28	107	244

*All figures indicated above were provided by the homeowners. Griffin Realty Group, Keller Williams – The Woodlands, or any of its agents, hereby make no claim or representation that the data above is accurate. Furthermore, it must be made clear that future utilities expenses may not be consistent with the shown data. Utility expenses are greatly determined by individual homeowners lifestyle as well as raw cost providing such utilities. Buyer should research utilities and services on their own.





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CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: Entergy Phone: 800-368-3749
Sewer: Woodlands Joint Powers Agency Phone: 855-426-7283
Water: Woodlands Joint Powers Agency Phone: 855-426-7283
Cable: Comcast Phone: 800-934-6489
Trash: township Phone: 281-210-3800
Natural Gas: Centerpoint Phone: 800-752-8036
Phone Company: Comcast Phone: 800-934-6489
Alarm Service: _____ Phone: _____
Pool Service: Pool Panel/electric Xavier Ramos Phone: _____
Yard Service: _____ 832-855-7773 Phone: _____
Propane: X Phone: _____
Pest Control: Greenpest Phone: 832-948-8878
Septic Maintenance: X Phone: _____
Trash Day(s) Tuesday
Mailbox Cluster Location and Mailbox Number: culdesac #15

APPLIANCES

Gary "Power On Appliances"
832-869-8096



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