



GRIFFIN
REALTY GROUP

Simply Exceeding Expectations

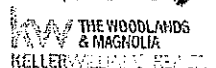
TOP FEATURES ENJOYED MOST BY OWNERS

- Unit Location (w/in complex)
- END Unit (front & back entrances)
- Great Courtyard Setting
- Assigned Parking Spot
 - Steps from the front door!
- Complex Laundry Rm (if ever needed)
very close by
- Location of actual Complex
- Quick / Easy access to I-10, Beltway 8
- Virtually every type of shopping / service nearby
- Minutes from 3 major grocery stores
(Randalls, Krogers, HEB)
- Close proximity to Memorial City Mall & City Centre
- Great surrounding area restaurants

(cont'd)



713.705.0400 | Griffin-RealtyGroup.com | 2201 Lake Woodlands Dr. The Woodlands, TX 77380





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TOP FEATURES ENJOYED MOST BY OWNERS

- No upstairs/downstairs neighbors
- Openness of 1st floor (Living/Dining Combo)
- Tons of Natural Light
- French doors (opening up on nice days)
- Fully "built-out" upstairs closet
(You will love!)
- Good Storage
- Well maintained lush-landscaping/
Courtyards throughout property
- Nearby walking paths (& neighbor hoods)
- Oversized back patio area
- Peaceful, relatively quiet community
- Major Utilities included as part of monthly HOA fee
(elec/water/sewer/trash)



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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Added Kitchen Pot Rack	11/2008	\$15
Master Bedroom Closet Buildout	12/2010	\$1,500
Added Ceiling Fans/Wall Switches (x2)	11/2011	\$530
Replaced Air Handler (HVAC)	9/2013	\$1,250
Kitchen Remodel:		
42" custom cabinets (new)	Summer 2016	\$10,000
Granite Countertops (new)		
New SS Sink & Microwave		
New Granite Countertops/Bath Fixtures - Summer 2016 (Upstairs bath)		\$800





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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Hampton Wall Cabinets/ Under Cabinet Lighting (Bedroom)	9/2015	\$600
New Samsung Washing Machine	10/2017	\$734
New Kenmore Dryer	8/2019	\$795
Repainted Entire Unit	9/2020	\$1,620
Replaced Carpet (upgraded to high-density, new)	10/2020	\$1,833
New Upgraded Bedroom Doors (x4) & Baseboards	9/2020	\$1,350





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RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
New 2" Wood Blinds Upstairs	10/2020	\$150
New Stained Fence & Gate	9/2020	\$2,100
Upgraded 1 st Floor Ceiling Light Fixtures	9/2020	\$475
New Toilets (x2)	9/2020	\$315





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CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: <u>via HOA</u>	Phone: _____
Sewer: <u>via HOA</u>	Phone: _____
Water: <u>via HOA</u>	Phone: _____
Cable: <u>Varies</u>	Phone: _____
Trash: <u>via HOA</u>	Phone: _____
Natural Gas: <u>N/A</u>	Phone: _____
Phone Company: <u>Varies</u>	Phone: _____
Alarm Service: <u>N/A</u>	Phone: _____
Pool Service: <u>N/A</u>	Phone: _____
Yard Service: <u>N/A</u>	Phone: _____
Propane: <u>N/A</u>	Phone: _____
Pest Control: <u>Brotech Pest Control</u>	Phone: <u>(281) 296-6022</u>
Septic Maintenance: <u>N/A</u>	Phone: _____
Trash Day & Recycling Day(s): <u>Mondays / Wednesdays & Saturdays (complex trash days)</u>	
Mailbox Cluster Location and Mailbox Number: <u>@ Clubhouse, # 665</u>	

