

SELLER'S FAVORITE FEATURES

OUTDOOR KITCHEN WITH GAS GRILL, SINK, AND REFRIGERATOR

SPARKLING SWIMMING POOL

CUSTOM FRONT YARD LANDSCAPING

WHIRLPOOL TUB IN MASTER BATHROOM

TRAVERTINE SHOWER WITH FRAMELESS GLASS DOOR

OPEN KITCHEN WITH COOKTOP ISLAND

REAR DETACHED GARAGE WITH EXTENDED PARKING

ELECTRIC PRIVACY DRIVEWAY GATE

OPEN CONCEPT LIVING SPACE

LARGE MASTER SUITE

CUSTOM ELFA MASTER CLOSET

HARDWOOD FLOORS IN OFFICE & DINING ROOM

CUSTOM INTERIOR LIGHTING

TRAVERTINE STAIRCASE AT ENTRY

3635 Cypressdale Drive, Spring, Texas 77388

NEIGHBORHOOD FEATURES

LOCATED ON A QUIET CUL-DE-SAC STREET

MANICURED LANDSCAPING

EXTENSIVE DOG WALKING TRAILS

AWARD-WINNING KLEIN ISD SCHOOLS

COMMUNITY CLUBHOUSE

2 PAVILIONS

2 SWIMMING POOLS

10 TENNIS COURTS

2 PLAYGROUNDS

COMMUNITY-SPONSORED EVENTS

CONVENIENT ACCESS TO LOUETTA ROAD

CLOSE TO RESTAURANTS AND SHOPPING

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PROPERTY UPGRADES

UPGRADE	YEAR	COST
NEW ROOF	2020	\$10,200
INTERIOR PAINT THROUGHOUT	2020	\$8,500
UPSTAIRS CARPET	2020	\$1,200
GRANITE COUNTERS IN KITCHEN & BATHROOMS	2020	\$8,200
UPSTAIRS SECONDARY BATHROOM TUB	2020	\$800
LAUNDRY & PANTRY DOORS	2020	\$600
BATHROOM SINKS	2020	\$400
A/C EVAPORATOR COIL	2019	\$800
POOL PUMP & FILTER	2019	\$600
FRONT YARD LANDSCAPING & PAVING	2017	\$20,000
OUTDOOR KITCHEN & BAR	2017	\$12,000
DRIVEWAY ELECTRIC GATE	2017	\$2,500
YARD FENCING	2017	\$2,000
METAL FENCE AT POOL AREA	2017	\$1,200
ON-DEMAND WATER HEATER	2016	\$2,300
CUSTOM ENTRY CHANDELIER	2016	\$800
POOL REMODEL & RESURFACE	2015	\$12,000
WHIRLPOOL TUB IN MASTER BATHROOM	2015	\$3,000
STACKED STONE ACCENT ON KITCHEN ISLAND	2015	\$600
A/C CONDENSER COIL	2014	\$800
CUSTOM ELFA MASTER CLOSET	2014	\$800
HARDWOOD FLOORS IN OFFICE & DINING ROOM	2012	\$2,000

TOTAL UPGRADES: OVER \$91,000

ALL NUMBERS PROVIDED BY SELLERS. NOT VERIFIED BY HANNA REAL ESTATE GROUP.

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AVERAGE UTILITY BILLS

MONTH	YEAR	ELECTRIC	GAS	WATER
JANUARY	2020	\$181	\$43	\$54
FEBRUARY	2020	\$109	\$41	\$62
MARCH	2020	\$83	\$44	\$47
APRIL	2020	\$116	\$29	\$58
MAY	2020	\$155	\$22	\$58
JUNE	2020	\$185	\$22	\$54
JULY	2020	\$226	\$21	\$58
AUGUST	2020	\$382	\$23	\$66*
SEPTEMBER	2019	\$320	\$24	\$105
OCTOBER	2019	\$319	\$25	\$97
NOVEMBER	2019	\$243	\$39	\$85
DECEMBER	2019	\$143	\$42	\$44
TOTAL	-----	\$2,462	\$375	\$788
AVERAGE	-----	\$205	\$31	\$66

TOTAL MONTHLY AVERAGE: \$302.00

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*AVERAGE BILL AMOUNT

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KLEIN ISD INFORMATION

HAUDE ELEMENTARY SCHOOL

3111 Louetta Road
Spring, Texas 77388

STRACK INTERMEDIATE SCHOOL

18027 S Kuykendahl Road
Klein, Texas 77379

KLEIN COLLINS HIGH SCHOOL

20811 Ella Blvd
Spring, Texas 77388

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