

PROPERTY HIGHLIGHTS

PROPERTY ADDRESS: 11556 Grand Pine Drive, Montgomery, TX 77356

RECENT UPGRADES:

New 30 yr roof installed	\$20,000
Whole Outside of the Home Painted	\$8,000
Interior of Home Painted & Touched Up, Garage & Pool Deck Painted	\$4,000
Flooring Upgrade to Slate - All of Downstairs, Gameroom and closets	\$12,000
Faux Painting throughout House	\$5,000
New Upstairs AC Unit Installed	\$5,400

DATE COMPLETED:

11-24-2020
 11-01-2020
 11-25-2020
 10-12-2020
 2010
 6-20-2020

RECENT REPAIRS:

Septic Tanks Cleaned and Treated	\$850
AC Air Ducts Clean & 1 UV Light for Mold Resisitance	\$1,100
Wood Expansion Joints on Driveway Upgraded to Synthetic	\$1,600
New 36" 5 Burner Gas Cooktop & Bosh Super Silence Dishwasher	\$3,000
French Drains Put In Front and Side Yard	\$4000
New Window Blinds & Remote Blinds In Master & Kitchen Door	\$3,600
2 New 50 Gal Hot Water Heaters -Kenmore	\$1800

DATE COMPLETED:

4-13-2020
 10-15-2020
 11-15-2020
 2020 & 2019
 7-2-2020
 10-12-2020
 2018

AVERAGE UTILITY COSTS:

Electric Entergy

Water/Sewer Aerobic System Owned with House & Maintained by A&P Ac

Gas Centerpoint Energy

HOA FEE: \$1200 Anually

MOST RECENT YEAR PROPERTY TAXES: \$8,160

Additional Add-On's with Home:

- 1) Home is equipped with High Definition Surround Sound Systems (5.1 & 7.1) in 3 zones - Livingroom & backyard, Game room and Primary Bedroom. Owner will leave all speakers and receivers with home.
- 2) Owned Alarm System using Alert 360 with 5 Cameras that stays with home.
- 3) Large Torch Class II Republic Safe in Master closet, stays with home.



Patrick Watson

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