

What Home Buyers Want to Know

Home Address: 2722 Green Falls Ln. Richmond TX 77406

Electricity Costs: High: \$265.00 Low: \$93.00

Gas Costs: High: \$72.00 Low: \$28.00

Age of Roof: 19 years

1. A/C Unit One: New—September 2017
2. A/C Unit Two: New—September 2019
3. 80 Series Thermostat—September 2019 - EMERSON
4. Furnace: New—September 2019
5. Water Heater—Approximately 2011
6. Water Softener
7. Reverse Osmosis System at kitchen sink with connection to refrigerator
8. Bosch Dishwasher March 2018
9. New Microwave October 2020
10. New kitchen sink February 2011
11. New Disposal February 2011
12. New Garage Door Springs August 2014
13. Floating Wood Flooring installed February 2015—can be sanded once
14. New Kitchen Faucet August 2017—GROHE 30306DC0 Eurosmart
15. Wired Smoke Detectors replaced November 2017
16. Roof repair above Kitchen and Breakfast Room March 2017
17. New carpet in three bedrooms July 2019
18. Chandelier Lighting Fixture in Dining Room November 2020
19. Recessed Lighting in Living Room
20. Kitchen Island Lighting
21. Wiring for light over Breakfast Room Table
22. Gas Logs installed in fireplace
23. New Fireplace Mantel
24. New slate tile around fireplace
25. Ceiling fans in all bedrooms, 2 bathrooms, living room and front office (8)
26. All Curtain Rods
27. Re-stained decking 2020
28. Added to Sprinkler System along back of back garden
29. Added garden faucet at garage side door—tied to sprinkler system

30. Gutters on Garage
31. Two Dual Flush Toilets
32. Mirror and Lighting fixture in Powder Room
33. Powder Room Faucet
34. Tubular Skylight Sun Tunnel in Secondary Bathroom
35. Towel Racks in Secondary Bathroom and Powder Room
36. Electric Warming Towel Rack in Master Bathroom—gets very hot—keep towels on it.
37. Framed Glass Enclosure in Master Bathroom with Cardinal 10 Surface Protection Glass
November 2020 installed by The Glass Store, Inc. 21925 Franz Rd., Suite 604, Katy, TX 77449
Phone: 281-347-2211
38. Master Bath Sink Faucets
39. Master Bath Shower Faucet
40. Roof and Ceiling Repair in back bedroom by bathroom

Included with the house:

Rug in Front Entryway
Mirror in Dining Room
Washing Machine Hoses
Kitchen Under Cabinet Light
Step Ladder
Hat Rack at Back Door

Pecan Lakes is a very quiet neighborhood with retirees and young families.