

SELLER'S HIGHLIGHTS

16 WATERWAY COURT, THE WOODLANDS, TEXAS 77380

"NO MAINTENANCE – HOA MAINTAINS LANDSCAPING, SECURITY GATES, ALL EXTERIOR MAINTENANCE INCLUDING PAINTING, POWER WASHING & ROOF REPLACEMENTS"

"WATERWAY LOCATION – WALK TO WATERWAY FOUNTAINS, WESTIN, MARRIOTT, STARBUCKS, BLUE DOOR COFFEE, WOODLANDS MALL, NORDSTROMS, MOVIE THEATER, FERRARI, SPIN GYMS, KAYAKING, BOATHOUSE"

"WALK ON TROLLEY ACCESS ONE BLOCK AWAY – BIKE TO HEB, WHOLE FOODS, NORTH SHORE PARK"

"WALK TO MARKET STREET – STARBUCKS, LOUIS VUITTON, TIFFANYS, HEB, AUDI, TESLA & HUGHES LANDING – WHOLE FOODS, CALIFORNIA PIZZA KITCHEN, TRULOCKS

"EASY ACCESS TO I-45 AND IAH"

"EXCELLENT NEIGHBORS"

"ROOM LAYOUTS WITH MULTI-LEVEL LIVING"

"GATED COURTYARD WITH GARAGE ACCESS"

"DESIGN OF THE HOME"

"TOWNSHIP FIREWORKS DISPLAYS – JULY 4TH IS DIRECTLY OUT OF ENTRANCE FRONT DOOR"

"WATERWAY CHRISTMAS TREE AND ICE SKATING ARE A 5-MINUTE WALK & TOWNSHIP VIEWS OF TWINKLE LIGHTS EVERY NIGHT"

"EXCELLENT INVESTMENT FOR RENTAL TENANTS"

"WELL BALANCED AND SECURE HOA RESERVE FUND"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

16 WATERWAY COURT, THE WOODLANDS, TEXAS 77380

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2020	\$93	\$56	\$29
FEB	2020	\$100	\$55	\$61
MAR	2020	\$104	\$69	\$50
APRIL	2020	\$81	\$34	\$20
MAY	2020	\$50	\$34	\$49
JUNE	2019	\$158	\$42	\$49
JULY	2019	\$213	\$39	\$39
AUG	2019	\$176	\$38	\$59
SEPT	2019	\$204	\$38	\$40
OCT	2019	\$178	\$39	\$60
NOV	2019	\$149	\$44	\$70
DEC	2019	\$104	\$58	\$50
AVG		\$134	\$46	\$48

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$228

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S FAVORITE FEATURES

16 WATERWAY COURT, THE WOODLANDS, TEXAS 77380

1.	WOOD FLOORS THROUGHOUT ALLERGY FRIENDLY
2.	UPGRADED KITCHEN APPLIANCES, COUNTERTOPS & LIGHTING
3.	LARGE OVERSIZED GARAGE
4.	PATIOS ON ALL 4 LEVELS FIREWORK VIEWS FROM FRONT & BACK
5.	GAS FIREPLACE
6.	MASTER SHOWER & TUB UPGRADES
7.	SMART HOME ALL LED LIGHTS & ECOBEE THERMOSTATS W/ APP CONTROL
8.	BIKE STORAGE ROOM
9.	GAS HOOKUP FOR GRILL ON 2 ND LEVEL PATIO CLOSE TO KITCHEN
10.	QUIET NO PAVILION CONCERT NOISE INDOORS
11.	ARTISTIC FEEL TO THE HOMES' DESIGN
12.	LARGE PANTRY
13.	STEPS TO ENTRANCE & ALL PATIOS REFINISHED
14.	WINDOW SCREENS FOR PRIVACY DURING DAYLIGHT
15.	SPACE ON 4 TH LEVEL FOR BATH ADDITION
16.	ALL CAN LIGHTS REPLACED WITH 17-YEAR LED BULBS

SELLER'S UPGRADES

16 WATERWAY COURT, THE WOODLANDS, TEXAS 77380

UPGRADE	YEAR	COST
WATER HEATER / RECIRCULATION PUMP / BOOSTER	2020	\$2,400
DECORATIVE LIGHTING THROUGHOUT	2020	\$5,000
STAINLESS STEEL SWITCH PLATES THROUGHOUT	2020	\$200
RING DOORBELL	2020	\$100
KITCHEN RENO ADDED FLOATING SHELVES, COUNTERTOPS, DELTA FAUCET, PULLS, COPPER POT HANGERS	2019	\$6,436
MASTER BATH ITALIAN FAUCETS - TUB FAUCETS & PLUGS, TWO SINK FAUCETS AND PLUGS / SHOWER FIXTURES, PULLS, COUNTERTOPS, PAINT & REFINISHED GROUT	2019	\$4,280
DOWNSTAIRS BATH COUNTERTOP REFINISH, SINK, PULLS, PAINT, PULLS, ROBE HOOK & FAUCET	2019	\$1,700
REFINISHED ALL PATIO TILES, BALCONY RAILING PAINT	2019	\$1,200
REFINISHED FRONT DOOR	2019	\$800
FRONTPOINT SECURITY SYSTEM – ALL WINDOW SENSORS, 2 CAMERAS, 2 GLASS BREAKS, 2 PANIC PENDANTS	2019	\$689
PAINT EXTERIOR STUCCO & TRIM (HOA)	EST 2018	EST \$10,000
INSTALLED REMOTE / APP CONTROLLED LIGHTING THROUGHOUT	2018	\$2,500
3 HVAC UNITS	2017	\$15,500
PAINT THROUGHOUT HOME & GARAGE	2017	\$7,000
DRAPES	2017	\$7,000
CABINETRY & TRIM ADDED IN DINING, BEDROOM & LOFT – TRIM THROUGHOUT	2017	\$2,500
GARAGE DOOR MOTOR	2017	\$1,500
INSTALLED MOBILE CONTROLLED THERMOSTATS	2017	\$1,000
FINISHED 4 TH FLOOR PATIO IN COMPOSITE DECKING	2017	\$1,000
MASTER TUB	2017	\$800
NEW SMOKE DETECTORS ON ALL LEVELS & ROOMS	2017	\$200

TOTAL UPGRADES: OVER \$71,000

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CONROE ISD INFORMATION

16 WATERWAY COURT, THE WOODLANDS, TEXAS 77380

Lamar Elementary:

1300 Many Pines
The Woodlands, TX

Wilkerson Intermediate:

12312 Sawmill Road
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX