

SELLER'S HIGHLIGHTS

22 SOUTH BUCK RIDGE, THE WOODLANDS, TEXAS 77381

"FRIENDLY STREET, GREAT NEIGHBORS WITH BLOCK PARTIES FROM TIME TO TIME."

"BUNCO WITH THE LADIES ON THE STREET (AND INVITED GUESTS; HOPE TO BE ONE)!"

"STREET WITH CUL-DE-SAC: SAFE AND QUIET; VERY LITTLE TRAFFIC."

"BOTH NORTH AND SOUTH BUCK RIDGE BECOME A FESTIVE, JOYOUS WINTER WONDERLAND AT CHRISTMAS!"

"GREAT LOCATION – CLOSE TO MARKET STREET, HEB, KROGER, SEVERAL STARBUCKS AND MORE."

"PEACEFUL, WOODDED BACKYARD."

"EASY ACCESS TO I-45, BUT NO FREEWAY NOISE IN OUR NEIGHBORHOOD."

"5 MINUTES FROM WOODLANDS DISTRICT PARK N RIDE LOT (EXPRESS TO DOWNTOWN)."

"WALKING TRAILS ACCESSIBLE FROM END OF NORTH BUCK RIDGE – USED THEM A LOT!"

"SCHOOLS, CHURCHES NEARBY – EASY ACCESS TO ALL OF THE WOODLANDS."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

22 SOUTH BUCK RIDGE, THE WOODLANDS, TEXAS 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2020	\$53	\$25	\$40
FEB	2020	\$51	\$25	\$40
MAR	2020	\$50	\$25	\$40
APRIL	2020	\$63	\$25	\$40
MAY	2020	\$87	\$25	\$40
JUNE	2020	\$119	\$25	\$40
JULY	2020	\$138	\$25	\$40
AUG	2020	\$175	\$25	\$40
SEPT	2020	\$165	\$25	\$40
OCT	2020	\$138	\$25	\$40
NOV	2020	\$101	\$25	\$40
DEC	2019	\$43	\$25	\$40
AVG		\$99	\$25	\$40

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$164

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

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1.	2 ½ CAR GARAGE – PLENTY OF ROOM FOR BOTH CARS AND A WORKSHOP SPACE.
2.	FIREPLACE IN DEN/BREAKFAST ROOM – GAS LOGS EASY TO USE, COZY
3.	REMODELED KITCHEN WITH WOLF / SUB-ZERO APPLIANCES
4.	MIXER/APPLIANCE LIFT WITH ADJACENT PLUG LOCATED IN KITCHEN ISLAND CABINETS
5.	PURSE CUBBY IN KITCHEN WITH CHARGING OUTLETS AND RARE BRAZILIAN ROSEWOOD COUNTER IN FRONT
6.	FANTASTIC KITCHEN LIGHTING – UP LIGHTS, UNDER COUNTER LIGHTS, ISLAND BANK, ETC.!
7.	LOTS OF STORAGE IN KITCHEN
8.	LARGE MASTER BEDROOM AND BATHROOM – GRACIOUS, BRIGHT, TWO LARGE WALK-IN CLOSETS AND SPACE FOR READING AREA OR DESK
9.	UPGRADED LANDSCAPING IN BOTH FRONT AND BACK YARDS
10.	LONG RANGE TV ANTENNA IN ATTIC
11.	PLENTY OF STORAGE THROUGHOUT THE HOUSE, BOTH UPSTAIRS AND DOWNSTAIRS
12.	LANDING ON SECOND FLOOR FOR PLAY AREA, DESK OR WORKOUT SPACE

SELLER'S UPGRADES

22 SOUTH BUCK RIDGE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
FRAMELESS SHOWER DOOR IN PRIMARY BATH	2021	\$2,000
CARPET UPSTAIRS AND PRIMARY BEDROOM	2021	\$4,200
INTERIOR PAINT THROUGHOUT	2021	\$6,000
UPGRADED LIGHTING	2021	\$3,000
HVAC/FURNACE (UP), AIR HANDLER/FURNACE (DOWN)	2018	\$8,000
HARDSCAPING: NEW SIDEWALKS AND FLAGSTONE BORDERED BEDS, FRONT YARD; LANDSCAPING (NEW SHRUBS FRONT YARD)	2017	\$25,000
KITCHEN RENOVATION WITH QUARTZ COUNTERS, TRAVERTINE BACKSPLASH, APPLIANCES, PLUMBING AND HARDWARE	2016	\$45,000
ROOF	2014	\$7,500
PLANTATION SHUTTERS LIVING ROOM, DINING ROOM & KITCHEN	2014	\$3,500
LANDSCAPING: BACK YARD	2014	\$20,000
HARDWOOD FLOORS DOWNSTAIRS	2013	\$10,000
TILE FLOORS PRIMARY BATH	2013	\$2,000
THREE OAK TREES FRONT YARD	2013	\$1,200

TOTAL UPGRADES: OVER \$135,000

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CONROE ISD INFORMATION

22 SOUTH BUCK RIDGE, THE WOODLANDS, TEXAS 77381

Sally Ride Elementary:

4920 W Panther Creek
The Woodlands, TX

Collins Intermediate:

6020 Shadowbend Place
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