

# 14 FRESH POND PLACE

## 10 FAVORITE THINGS

1. The proximity to Coulson Tough Elementary allows families to walk their kids to school in the morning and afternoon!
2. Amazing bird watching from the Reserve!
3. Watching the younger kids learn to ride their bikes in the cul-de-sac!
4. Quiet, peaceful morning in the backyard sipping coffee on the back porch!
5. Amazing neighbors to enjoy great BBQ and backyard pool parties!
6. Recently remodeled master bath feels like a spa every time I enjoy a soak in the tub! The large shower makes it easy to bath the dog!
7. The light and brightness of the home energizes us; we are ready to take on the day with a smile on our face!
8. Very friendly and helpful neighbors always willing to lend a helping hand!
9. Halloween trick or treating is a big event in the neighborhood, we enjoy sitting in the driveway passing out Halloween candy, we never have enough candy to hand out!
10. Fantastic 5th bedroom located upstairs, great room for a teenager to hang out or workout room!

## 14 FRESH POND PLACE

The neighborhood is quiet but a FUN neighborhood! Carmeline is 200% kid friendly with children of all ages playing in the cul-de-sac, cars are cautious driving by. We have a helpful neighborhood FB page, the neighbors enjoy getting together for Poker night and Bunco for the ladies.

One of the details I love about the home is the designer pinstripe detail on the kitchen cabinets! We installed new carpet in 2 areas of the home recently in 2020, new interior / exterior paint in 2019, new fence 2018, new flooring upstairs 2019 and the addition of Plantation shutters throughout! We never run out of storage space, tons of storage space, custom desks in the computer niche, custom cabinets in the gameroom, including the custom cabinets in the master bath with storage area for a hair dryer and styling tools!

# 14 FRESH POND PLACE

MONTH	AMIGO ENERGY / V247	CENTERPOINT	MUD#46
January	\$110.78	\$57.06	\$59.15
February	\$34.70	\$92.25	\$69.23
March	\$58.96	\$66.59	\$59.15
April	\$58.00 / \$73.98	\$53.77	\$49.08
May	\$127.99	\$26.83	\$69.81
June	\$150.07 / \$179.96	\$23.55	\$39.00
July	\$184.24 / \$247.42	\$24.14	\$86.92
August	\$212.08 / \$296.93	\$23.55	\$75.81
September	\$190.18 / \$285.46	\$23.00	\$116.35
October	\$99.39 / \$240.41	\$22.19	\$230.23
November	\$56.63 / \$165.58	\$24.06	\$88.46
December	\$86.90	\$26.08	\$75.36



**MILANO**  
HOME SELLERS TEAM



*Integrity*

Each office is independently Owned and Operated

**We are Bold**  
**We are Worldwide**  
**We are RE/MAX**

19510 Kuykendahl Rd. Ste B  
Spring, TX 77379

**Vickie Milano**  
281-773-9676  
Vickie.Milano@REMAX.net

**Ryan Cabiya**  
832-816-9997  
RyanCabiya@REMAX.net




# 14 FRESH POND PLACE

IMPROVEMENTS	*COST	YEAR
Custom Cabinets and Desk (Computer Niche & Gameroom)	\$3,000	2005
Patio	\$16,000	2010
Replace Roof	\$10,000	2016
Hardwoods Downstairs	\$9,000	2017
Fence	\$5,000	2018
Bath Remodel (Total Renovation)	\$15,000	2018
Kitchen Remodel	\$12,000	2018
New Flooring Upstairs	\$6,000	2019
Interior / Exterior Paint	\$8,000	2019
Plantation Blinds	\$5,000	2019
New Carpet (Stairs & Gameroom)	\$1,500	2020
Close off Gameroom & Dining Room	\$3,000	2020
* APPROXIMATE		



**MILANO**  
HOME SELLERS TEAM



Each office is Independently Owned and Operated

**We are Bold  
We are Worldwide  
We are RE/MAX**

19510 Kuykendahl Rd. Ste B  
Spring, TX 77379

**Vickie Milano**  
281-773-9676  
Vickie.Milano@REMAX.net



**Ryan Cabiya**  
832-816-9997  
RyanCabiya@REMAX.net

