

SELLER'S UPGRADES

53 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
PRIMARY BATH REMODEL – LIGHTING, HARDWARE, COUNTERS, SHOWER, MIRRORS & SHELVES	2019-2021	\$10,150
PAINT, VENTS, ELECTRICAL & PLUMBING UPDATES	2021	\$10,000
LANDSCAPING	2021	\$2,500
WOOD FLOORING – PARTIAL DOWNSTAIRS	2021	\$2,050
VANITY IN UPSTAIRS HOLLYWOOD BATH	2021	\$2,000
LANDSCAPING / NEW SIDEWALK, SPRINKLER SYSTEM & FRENCH DRAINS	2020	\$11,800
NEW WINDOWS – LOWER-LEVEL BACK OF HOUSE	2020	\$10,000
PRIMARY CLOSET - ELFA ORGANIZATION & LIGHTING	2020	\$6,840
LIGHTING DOWNSTAIRS	2020	\$6,750
OUTDOOR LIGHTING FIXTURES	2020	\$185
EXTERIOR PAINT, INTERIOR PAINT, LANDSCAPING, LIGHT FIXTURES, KITCHEN REMODEL, HARDWOOD FLOORS, TILE IN UTILITY ROOM, CARPET THROUGHOUT	2019	\$82,550
DOWNSTAIRS A/C UNIT REPLACED	2016	\$10,299
POOL RESURFACED - PLASTER	2016	\$7,300
ROOF REPLACED	2015	\$17,300
WINDOW COVERINGS IN MASTER BATH, LIVING ROOM, DINING ROOM, AND OFFICE	2015	\$1,000
GARAGE DOOR OPENER	2015	\$500
WATER HEATERS REPLACED	2014	\$2,250
ATTIC - RADIANT BARRIER, ADDED SOLAR FANS	2010	\$7,500

TOTAL UPGRADES: OVER \$190,000

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

SELLER'S HIGHLIGHTS

53 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

"FULLY RENOVATED AND UPDATED. ALL NEW LIGHT FIXTURES, HARDWARE, PAINT, REFINISHED FLOOR, UTILITIES...IT'S READY TO MOVE IN."

"TONS OF STORAGE, WALK-IN ATTIC, TWO BONUS ROOMS, WINDOW SEATS, CABINETS, OVERSIZED GARAGE."

"HUGE BACK YARD ROOM FOR PLAY SYSTEM, TRAMPOLINES, ANYTHING!"

"NO BACKYARD NEIGHBORS. 4 WAY STOP SIGN, ANY TRAFFIC IS VERY SLOW/QUIET/NOT NOTICEABLE. THE TOP OF PANTHER CREEK LOOP NOT MUCH THROUGH TRAFFIC."

"GREAT NEIGHBORHOOD WITH WONDERFUL NEIGHBORS"

"SAFE LOCATION WITH LITTLE TO NO TRAFFIC"

"CENTRAL LOCATION TO SCHOOLS, GROCERY STORES, WOODLANDS MALL & MEDICAL FACILITIES"

"ACCESS TO PLAYGROUNDS, WALKING TRAILS, PONDS, TENNIS & BASKETBALL COURTS"

"RELAXING POOL WITH WATERFALL"

"LOCATED ON PRIVATE, QUIET CUL-DE-SAC LOT"

SELLER'S FAVORITE FEATURES

53 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

1.	POOL WITH WATERFALL
2.	PATIO ACCESS FROM MASTER BEDROOM
3.	OUTSIDE POOL BATHROOM
4.	OVERSIZED GARAGE WITH 2019 PAINTED FLOORS & SHELVING
5.	MASTER BEDROOM DOWNSTAIRS / 4 BEDROOMS UPSTAIRS
6.	TWO BONUS ROOM UPSTAIRS
7.	WALK-IN ATTIC
8.	GAME ROOM WITH BUILT-IN STORAGE BENCH
9.	NEW KITCHEN! NEW APPLIANCES!
10.	OPEN CONCEPT THROUGHOUT
11.	LARGE OFFICE WITH POCKET DOORS FOR PRIVACY
12.	ALL MAJOR EXPENSES DONE – ROOF, UTILITIES, KITCHEN, PRIMARY BATH, CARPET
13.	3/4" WOOD FLOORS VS. ENGINEERED – CAN REFINISH OVER & OVER
14.	2 CAR PORTE COUCHERE / DOUBLE DRIVEWAY
15.	FIRE HYDRANT AT THE END OF THE DRIVEWAY

CONROE ISD INFORMATION

53 N. TURTLE ROCK COURT, 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