

# SELLER'S UPGRADES

35 ROSEDOWN PLACE, THE WOODLANDS, TEXAS 77382

| UPGRADE                                 | YEAR                | COST     |
|---|---------------------|----------|
| CANNED LED LIGHTS THROUGHOUT            | 2019                | \$500    |
| CENTURY POOL PUMP & PENTAIR POOL FILTER | 2018                | \$2,000  |
| FAUCETS / FIXTURES                      | 2018,2020           | \$1,000  |
| WATER HEATER (2)                        | 2017,2020           | \$3,000  |
| POOL HEATER – PENTAIR 400               | 2017                | \$3,000  |
| ROOF –LANDMARK COMPOSITE, CERTAINTEED   | 2016                | \$19,416 |
| HARDWOOD FLOORS DOWNSTAIRS              | 2012                | \$30,000 |
| HVAC UNITS (3)                          | 2012,<br>2015, 2017 | \$12,000 |
| WROUGHT IRON INTERIOR RAILINGS          | 2012                | \$3,000  |
| POOL PEBBLE TECH                        | 2011                | \$8,000  |
| GRANITE COUNTERS THROUGHOUT             | 2010                | \$7,817  |
| APPLIANCES                              | 2010-2019           | \$5,000  |

**TOTAL UPGRADES: OVER \$94,000**

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

# SELLER'S HIGHLIGHTS

35 ROSEDOWN PLACE, THE WOODLANDS, TEXAS 77382

"INCREDIBLE PRIVATE LOT THAT BACKS TO TRUE GREEN BELT / WOODED RESERVE, WALK, HIKE OR CANOE ON THE LAKE BEHIND HOME"

"LARGE SIDE GRASS / YARD / EASEMENT WITH ADDITIONAL PRIVACY - PERFECT FOR AFTERNOON NEIGHBORHOOD FOOTBALL GAMES"

"PEACEFUL AND PRIVATE BACKYARD WITH SALTWATER POOL / SPA AND COVERED PATIO"

"SHORT WALKING DISTANCE TO EXEMPLARY BUCKALEW ELEMENTARY"

"WALKING, BIKING & JOGGING TRAILS"

"LONG CUL-DE-SAC. GREAT FAMILY NEIGHBORHOOD"

"TWO PRIMARY SUITES FOR EXTENDED FAMILY"

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

35 ROSEDOWN PLACE, THE WOODLANDS, TEXAS 77382

| <b>MONTH</b> | <b>YEAR</b> | <b>ELECTRIC</b> | <b>GAS</b>  | <b>WATER</b> |
|--------------|-------------|-----------------|-------------|--------------|
| JAN          | 2020        | \$276           | \$124       | \$100        |
| FEB          | 2020        | \$174           | \$116       | \$60         |
| MAR          | 2020        | \$182           | \$117       | \$29         |
| APRIL        | 2020        | \$244           | \$56        | \$25         |
| MAY          | 2020        | \$300           | \$62        | \$105        |
| JUNE         | 2020        | \$394           | \$55        | \$133        |
| JULY         | 2020        | \$444           | \$37        | \$119        |
| AUG          | 2020        | \$436           | \$36        | \$141        |
| SEPT         | 2020        | \$457           | \$35        | \$199        |
| OCT          | 2020        | \$394           | \$42        | \$192        |
| NOV          | 2020        | \$282           | \$49        | \$119        |
| DEC          | 2020        | \$239           | \$89        | \$119        |
| <b>AVG</b>   |             | <b>\$319</b>    | <b>\$68</b> | <b>\$112</b> |

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$499**

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# SELLER'S FAVORITE FEATURES

35 ROSEDOWN PLACE, THE WOODLANDS, TEXAS 77382

|     |   |
|-----|---|
| 1.  | LARGE GUEST SUITE / 2 <sup>ND</sup> PRIMARY BEDROOM   |
| 2.  | LARGE WALK-IN TEXAS BASEMENT (ATTIC) / TONS OF STORAGE  |
| 3.  | POOL BATH OPENING TO BACKYARD   |
| 4.  | PLANTATION SHUTTERS THROUGHOUT HOME   |
| 5.  | BUILT-IN SPEAKERS THROUGHOUT HOME & OUTSIDE   |
| 6.  | UPDATED WOOD FLOORS THROUGHOUT 1 <sup>ST</sup> FLOOR  |
| 7.  | OPEN FLOOR PLAN WITH LOTS OF NATURAL LIGHT  |
| 8.  | ABUNDANT STORAGE / LOTS OF BUILT-INS  |
| 9.  | LARGE CHEF STYLE KITCHEN WITH JENNAIR STAINLESS APPLIANCES, SERVING BUFFET, GLASS FRONT DISH CABINETS |
| 10. | ON RESERVE / ACCESS TO HIKING, WALKING, CANOEING  |
| 11. | LARGE GRASSY EASEMENT ON NORTH SIDE   |

# CONROE ISD INFORMATION

35 ROSEDOWN PLACE, THE WOODLANDS, TEXAS 77382

## Buckalew Elementary:

4909 S Alden Bridge  
The Woodlands, TX

## Mitchell Intermediate:

6800 Alden Bridge  
The Woodlands, TX

## McCullough Junior High School:

3800 S Panther Creek  
The Woodlands, TX

## The Woodlands High School 9<sup>th</sup> Grade:

10010 Branch Crossing Drive  
The Woodlands, TX

## The Woodlands High School:

6101 Research Forest  
The Woodlands, TX