

**Property Address:** 84 S Bonneymead Cir, The Woodlands, TX 77381

## Things Every Buyer Should Know About This Home (&/or Special Community Features):

- 1 Great open floor plan with master bedroom downstairs
- 2 Very private backyard with heated pool, spa and covered patio
- 3 Fabulous neighborhood and neighbors
- 4 Great location in the heart of The Woodlands
- 5 Quick access to the trails, park, basketball and tennis courts
- 6 Top rated exemplary schools
- 7 High ceilings with custom architectural trim
- 8 Big dining and den, Texas basement
- 9 Spacious office with judges paneling
- 10 Oversized large 3 car garage

## Additional Information

Age of Roof: 10 years

Age of A/C Unit 1:10 years

Age of A/C Unit 2:10 years

Dishwasher (brand/yr): Bosch <1 year

Refrigerator (brand/yr): Bosch <1 year

\* Trash Days: Friday

Age of Heater/Furnace: 10 years

Age of Hot Water Heater:7 years

Oven/Range (brand/yr): Bosch <1 year

Microwave (brand/yr): GE 2006

Washer/Dryer (brand/yr):not included

\* Mail Box # & Location: 5 (3 doors down)

Homeowner Association: n/a

Annual Dues: n/a

## Please list any upgrades or improvements you have done to the home (and dates):

Kitchen floors, lighting, cabinets, backsplash, paint & customer trim work

Office lighting, floors, cabinets, custom architectural trim work, paint & handcrafted wood stairs

Sheetrock garage, complete back patio & patio area 2018, Electrical 200amp panel & wiring

Pool: fountain pump 2020, main pump 2019, body pump 2017, Polaris pump cap 2017, light & heater 2021

## Service Provider Information

Electric: Entergy

Tel: 800-368-3749

Water/Sewer: Woodlands Water

Tel: 855-426-7283

Gas: Center Point

Tel: 713-659-2111

Telephone/Internet/Cable: AT &T

Tel: 800-288-2020

Trash: Woodlands Township

Tel: 800-800-5804

## Average Utility Costs

High \$306

Low \$130

High \$102

Low \$45

High \$152

Low \$22