



Property Details, Upgrades & Amenities List

Property Address:

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

Detailed List of Upgrades since Purchase:

1.	NEW REFRIGERATOR (2019) - GE BRAND
2.	NEW GAS DRYER BE (2020)
3.	RAIN GUTTERS ADDED (2015)
4.	WOODEN FLOORS IN FORMALS IN 2010
5.	A NEW WATER HEATER (2019)
6.	
7.	
8.	
9.	
10.	

List of Neighborhood & Subdivision Amenities:

1.	TENNIS COURTS	6.	KATY ISD MIDDLE SCHOOL
2.	SWIMMING POOLS	7.	BUS STOP IS ACROSS THE STREET KATY ISD HIGH SCHOOL AT WALKING DISTANCE
3.	WALKING TRAILS	8.	CINCO RANCHO LAKE & SAND BEACH
4.	CINCO RANCHO GOLF COURSE	9.	CINCO RANCHO CLUB HOUSE/LAKE HOUSE
5.	KATY ISD ELEM SCHOOL AT (NEARBY) WALKING DISTANCE	10.	PARKS & GREEN SPACES



Why you decided to move to this neighborhood & what you enjoy most about your community:

1. AWARD WINNING KATY ISD SCHOOLS
2. EXCELLENT AMENITIES & CINCO RANCH BRAND NAME
3. ACCESS TO ~~WEST~~ HOUSTON VERY EASY VIA WESTPARK TOLLWAY
4. & EXPANDED I-10 FREEWAY
5. MULTIPLE CUISINES & NEW RESTAURANTS COMING UP
6. SUBURBAN FEEL WITHOUT COMPROMISING ON CITY BENEFITS
7. DIVERSE DEMOGRAPHICS
- 8.
- 9.
- 10.

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC	REGULARLY ~\$60-70, IN SUMMER ~\$200-\$250
WATER/SEWER	\$ 70
GAS	\$ 30
YEARLY HOA FEE	\$ 1115
EXTRA AMENITIES FEE	—

AGE OF EQUIPMENT APPROX:

WATER HEATER	2 YRS & 15 YRS
NUMBER OF HVAC UNITS	2
AGE OF AC CONDENSOR	15 YRS
LAST TIME HVAC SERVICED	2 YRS BACK
WATER SOFTNER	N/A
GARAGE DOOR	ORIGINAL
ROOF	ORIGINAL