



WENDY CLINE PROPERTIES



SRES



To assist in pricing and marketing your home, please fill out the following as completely as possible:

| ITEM | DESCRIPTION | YR INSTALLED |
|--|---|----------------------|
| Flooring - Living area(s) | BRAZILIAN CHERRY | HOUSE WAS BUILT 2017 |
| Flooring - Kitchen/baths | YELLOW PINE / CERAMIC STONE TILE | |
| Flooring - Master Bedroom | YELLOW PINE | |
| Flooring - Other bedrooms | YELLOW PINE | |
| Staircase(s) - flooring | NA | |
| Staircase(s) - balustrades | NA | |
| Window treatments | CRAFTSMAN STYLE LARGE 16 PANE-DOUBLE PANED WINDOWS NO DRAPERIES VENETIAN BLINDS IN BRS | |
| Energy Features | 10KW SOLAR ARRAY MEETS MOST NEEDS. VERY LOW BILLS, VERY WELL INSULATED HOME, DOUBLE PANED WINDOWS, TWO IN DEMAND PROPRATE MDI WATER HEATERS, LARGE PROPANE GENERAL GENERATOR BACKUP SYSTEM, GAS DRYER, CRAWN SPACE VENT. AN ATTIC VENT SYSTEM. CEILING FANS THROUGHOUT. | |
| House is sited to take advantage of sun & prevailing winds 2 heat pump HVAC's Crown Molding? | NO | |
| Chair Rail? | NO | |
| Ceiling Treatments & locations | WESTERN RED CEDAR VAYATED CEILINGS IN DINING AND LIVING AREA, LARGE BEAMS IN LR, CEILING FANS THROUGHOUT | |
| Kitchen counters | EMERALD PEARL GRANITE. | |
| Kitchen cabinets | CUSTOM DRAWERS. LOWERS ONLY FOR EASY ACCESS AND AESTHETICS. | |

LUXURY~EQUESTRIAN~RESIDENTIAL~FARM & RANCH

Keller Williams Memorial | 950 Corbindale | Houston, TX 77024
281.858.3451 (O) | 877.782.8287 (F) | www.wendyclineproperties.com



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|-----------------------------|--|--------------|
| Kitchen Back Splash | NONE | |
| Mstr bath counters | BLACK SOAPSTONE | |
| Mstr bath - other features | SEPARATE TOILET BATHROOM WITH SINK | |
| Bathroom counters | VICTORIAN SOAKING TUB W/ CLAW FEET SLATE SHOWER W/ VICTORIAN RAIN SHOWER HEAD AND PERSONAL HAND-HELD SPRAYER OR TWO SINKS AND MIRRORS | |
| Bathroom - other features | EMERALD PEARL - LARGE MIRROR | |
| Porches | SCREENED DINING PORCH & SLEEPING PORCH LARGE COVERED FRONT PORCH, COVERED PORCH W/ WIDING SPACE IN REAR, LARGE DECK | |
| Outdoor Kitchen | NO FOR HOUSE CONCERTS | |
| Garage features | 3 BAY CARPORT W/ ELECTRICITY FOR ELECTRIC CAR LIGHTING | |
| Pool features | NO POOL | |
| Landscaping | BEAUTIFUL PARK-LIKE WOODLANDS SETTING 4200 SQ. FT STONE PATIO W/ ELECTRICITY WILD FLOWER MEADOWS, BEAUTIFUL VIEWS FROM A/R WINDOWS, LARGE LAWN AT HOUSE | |
| Controlled access? | NO | |
| Specialty lot view/location | CONVENIENT TO MANY SMALL TOWNS, 2920, CYPRESS & HWY 290. | |
| Special Rooms | SUNROOM, SLEEPING PORCH, LARGE LR. | |
| Other noteworthy features | SEPARATE BUILDING HOUSES GUEST QUARTERS, OFFICE AND WORKSHOP. MAIN RESIDENCE DESIGNED AS A RETIREMENT/RETREAT W/ EASY ACCESS DOORS, CABINETS, PORCH STAIRS, 3 DOORS 1' KITCHEN LIVING. | |

SEPARATE KITCHEN CABIN IS PERFECT FOR ENTERTAINING. NO NOISE AND ODORS IN LR OR BR'S.

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| UPGRADES/ADDITIONS | DESCRIPTION (use additional lines if needed) | YR INSTALLED |
|--------------------|--|--------------|
| | 10 KW SOLAR ARRAY PROVIDES MOST ENERGY | 2014 |
| | 2 ON DEMAND HOT WATER HEATERS "IN RESIDENCE" | |
| | DEEP PRIVATE WELL W/ FILTRATION & UV | "11" |
| | DOUBLE CAPACITY SEPTIC SYSTEM | "4" |
| | CEILING FANS THROUGHOUT | |
| | TWO HEAT PUMP HVAC SYSTEMS IN RESIDENCE | |
| | ON DEMAND HOT WATER HEATER IN GUEST HOUSE | |
| | HEAT PUMP IN GUEST HOUSE | |
| | | |
| | | |
| | | |

Please gather all warranties, instruction manuals, schematics and receipts for the above items. If you have additional items, please attach another sheet.

What are the things about your home and area that you think a buyer would like the most?

HAS NEVER FLOODED! NATURAL BEAUTY, BIRDS & WILDLIFE. PRIVATE BEACH ON SPRING CREEK. HOUSE IS SPACIOUS, SERENE, AND EASY TO MAINTAIN.