



# Christine Hale

REALTY GROUP

## UPGRADES & INFORMATION REGARDING YOUR PROPERTY

ADDRESS: 930 Paradise Dr, Coldspring, TX 77331

Please List Any Upgrades:

Home was taken down to studs + completely updated  
new electrical panel + wiring + new fixtures, switches, outlets  
new pex plumbing + all new fixtures, sinks, tubs, shower  
new sub-floor, foam insulation, High Efficiency communication  
all new cabinets + quartz countertops HVAC  
~~upgraded~~ new doors + hardware, new appliances  
high end baseboard + crown molding. New ceiling fans  
new tile floors, new carpet in 2 bedrooms New smoke detectors  
new exterior doors + hardware  
new sheetrock + new interior + exterior paint  
new deck railing

New  
New  
new  
new

Exterior A/C Unit(s): Trane

Interior A/C Unit(s): Trane → 12 year warranty

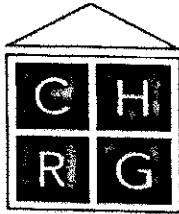
Heating System(s): Trane → 10 year warranty

Water Heater(s): Tankless Exterior Propane Rinnai RL Series

Roof: \_\_\_\_\_

Pool Installed: \_\_\_\_\_

Pool Heater: \_\_\_\_\_



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### UTILITY INFORMATION

PLEASE LIST HIGHS, LOWS AND AVERAGES FOR YOUR UTILITY BILLS. PLEASE LIST TIME FRAMES FOR THESE AMOUNTS.

ADDRESS: 930 Paradise Dr, Coldspring, TX 77331

#### ELECTRIC

HIGH: 91.34

MONTH: Sep 20

LOW: 45.15

MONTH: Feb 21

AVERAGE: 58.89

TIME FRAME: 12 months - may 20 - may 21

#### GAS

*We have filled the propane tank 1 time*  
HIGH: not sure on cost

MONTH: \_\_\_\_\_

LOW: \_\_\_\_\_

MONTH: \_\_\_\_\_

AVERAGE: \_\_\_\_\_

TIME FRAME: \_\_\_\_\_

#### WATER

HIGH: \_\_\_\_\_

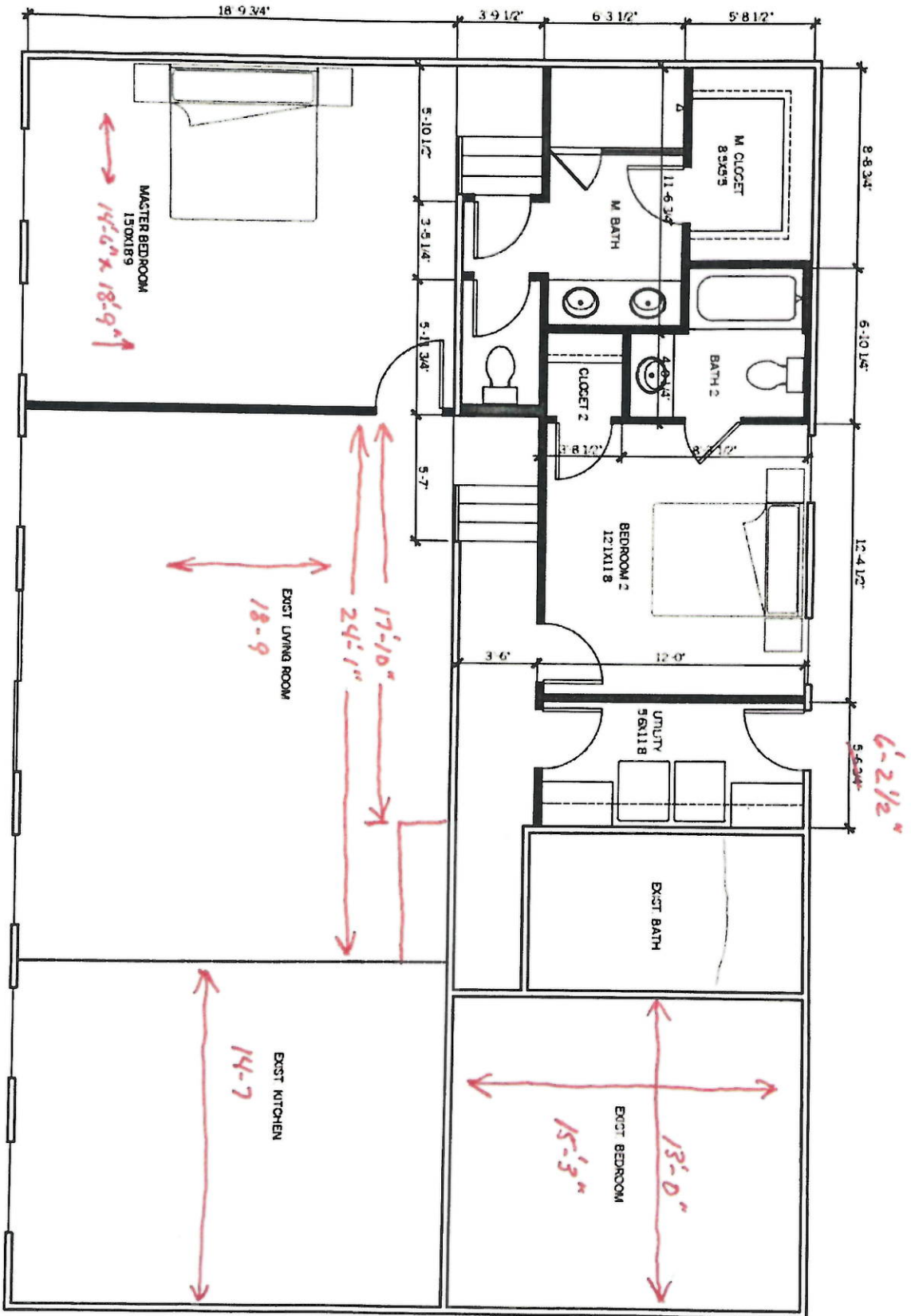
MONTH: \_\_\_\_\_

LOW: \_\_\_\_\_

MONTH: \_\_\_\_\_

AVERAGE: 50.25 every month for up to 5000 gallons. Never go over that.

TIME FRAME: \_\_\_\_\_



# H ME

## *Things We LOVE About Our Home!*

- 1) Wrap around porch
- 2) unbeatable Breeze
- 3) you can see + hear the water
- 4) Water view + park view / access
- 5) Large shade Trees
- 6) Great active neighborhood with deed restrictions
- 7) Everything is New! - no work to do  
enjoy the lake
- 8) Corner Large Lot