



BUYERS WANT TO KNOW

Property Address: 2503 Golden Fork Dr.

4 Things Every Buyer Should Know About This House

1. Did not flood during Harvey or another other water event
2. Great walk/bike trails around the bayou with easy access
3. Easy bike to pool, splash pad, and multiple parks/playgrounds
4. Excellent proximity to great schools - bus service for elementary

Average Monthly Utility :

Electricity: Avg Summer ~\$150 Avg Winter ~\$80
 Gas: Avg Summer ~\$30 Avg Winter ~\$30 Water: Avg \$45

Are the following items gas or electric:

Dryer Gas Electric X Both Connections
 Oven X Gas Electric
 Cooktop X Gas Electric
 Water heater X Gas Electric Tankless? yes X No

Approximate Age:

A/C Compressor Unit 1: 2019 Dishwasher: 2018 Water Heater: 2008
 A/C Compressor Unit 2: N/A Oven: 2008 Exterior Paint:
 AC/Furnace Unit 1: 2008 Stove: 2008 Fence: 2020 Roof: 2008
 AC/Furnace Unit 2: N/A Built-In Microwave: 2008 Sprinkler System: N/A

Additional Information:

Trash Days: Tue/Fri; Recycle - Tue Mailbox Location/Number: ~300 ft. from door, Box #15
 Special Community Features: Clubhouse, Pool, Splashpad, Playground, MUD Park(s)
 Builder: Brighton Year Built: 2008 Year Purchased: 2008

List any upgrades that have been done:

Crown moulding in most rooms	Backyard patio	New paint (2020)
Hardwood flooring	Backyard landscaping	Ceiling fans in most rooms
Kitchen sink and faucet	Backyard lighting	Wooden blinds
New carpet (2021)	Bathroom fixtures	