

# **3102 Clover Trace Dr.**

## **Spring, TX 77386-3890**

### **List of Recent Updates in the amount of approx. \$25,000**

- 2020      Installed Luxury Vinyl flooring in entire house including bathrooms & kitchen  
Fresh interior and exterior paint on whole house including fence  
Replaced dishwasher  
Replaced toilets in both bathrooms  
Replaced vanity in 2<sup>nd</sup> bathroom  
Replaced light fixtures in kitchen and formal dining room  
Added USB plugs to all bedrooms
- 2015      Replaced range with a Kitchen Aid gas range
- 2013      Added an automatic irrigation system covering front and back yards

### **Things we love about our home...**

We love our neighborhood as everyone is so friendly and willing to lend a hand.  
We love relaxing by the neighborhood pool and watching the children play.  
We love our home as it is conveniently located close to great shopping & restaurants  
We love our home as it is located close to 99 and I-45.  
We love our home's floor plan as the master has privacy from the other bedrooms and an open floor plan with a spacious kitchen.

Our home has been filled with many memories and has many more waiting for your family!

### **Average utilities for the past 12 consecutive months:**

Water: \$45 to \$55/month;  
Gas: \$25 to \$32/month;  
Electric: \$75 to \$80/month;

Homeowner's Association: \$500/year

**Refrigerator, Washer & Dryer are included!**