

115 S Yaupon Street, Lake Jackson, Notes from Seller:

Things we LOVE and will miss.

- Quiet neighborhood with easy access to highway
- Close to MacLean Park, Dog Park, HEB, ALDI, Lowes& Home Depot and downtown
- Luxurious features
- Huge Closet and build-in storage space
- Outdoor space and storage

Average Utility Bills

- Electricity: \$165 Annual Average
- Water/Sewer: \$69 Average

Age of Key Systems & Appliances

- Roof: 2010
- Cooling: 2012 Lennox 42000BTU/3.5ton
- Water Heater: 2014 Rheem 40gal
- Furnace: 2018
- Oven: 2018 Samsung, replaced control board 2021
- Fridge: 2013 GE, replaced control board 2019 (Fridge stays!)

Major Upgrades/Renovations

- Luxury 7.5mm thick 100% waterproof Vinyl Plank throughout house
- Refurbished and re-stained original hardwood floors in dining room and flex-room
- New Paint inside-out, accent walls and wainscoting
- New "flex-room"
- Main bathroom 2019 remodel, Primary 2018 remodel
- Kitchen 2019 remodel, Countertops Stellar Night (Vicostone) Quartz
- French doors in Master bedroom and custom closet shelving
- New faux wood blinds
- New lighting fixtures
- 10 feet of main sewer pipe replaced in 2018
- All water supply lines updated to PVC/CPVC
- Gutters and French drains installed to quickly divert water from house during torrential rain events. Optional Sump pumps can be used in addition

And many more...

Other details

Trash pick-up: Tuesday& Friday, **Recycling:** Friday, **Heavy Trash:** Every 2nd& 4th week