

**Important Information from the Seller:**

Average Electric bill: \$ 115

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**Features and Upgrades:**

Security system  
Lighted outdoor deck and firepit area, May 2020  
Surge Protector throughout house  
Sprinkler system  
Butterfly garden  
Garden planter box  
New landscaping  
New flooring  
New roof May 2020  
Remodeled primary bathroom  
New quartz counters in kitchen  
New quartz counters in both bathrooms  
New tile in washroom  
New tile in both bathrooms  
New deck 2021  
Extra blown insulation around pipes

\*\* There is cut plywood to fit every window in the house, along with clips to connect it. All located in the shop on the property.

\*\* The house is wired for a generator.

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Age of A/C: 09/03/2010

Age of Roof: May 2020

Age of Water Heater: 02/2010

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What are some of the things that make our neighborhood great? Why is our house so special to us?

- Recent updates in the kitchen, washroom, and bathrooms
- Beautiful curb appeal
- Quietness of the neighborhood
- Park like setting in the backyard with the butterfly garden, herb garden, and mature trees
- Trees surround the entire yard

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- Energy efficient home
- Open floorplan
- House sits on 3 lots, allowing more privacy and no one can build next to you
- House backs up to a small ranch, you can sit on the deck and enjoy the cows
- Pipes did not freeze during the freeze in 2021
- Fireplace
- House has never flooded

\*Mileage information\*

10 miles to Hempstead, TX

17 miles to Cypress, TX

32 miles to Brenham, TX

43 miles to Houston, TX

54 miles to College Station, TX

20 miles to Tomball, TX

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Miscellaneous information which will be helpful:

- Yard Service: Javier Garcia – 936.232.0761
- Maid Service: Rosa Alvarez – 979.240.1606
- All home repairs – LG Granite: Lorenzo 713-391-4211
- Pest control – Pine-Tex – 281.356.1713
- Backflow Inspection – Jonathan Preston – 832.457.4780
- Septic Maintenance – Aero Septic – 281.658.1963
- Air conditioner – Tomball Mechanical – 281.658.1963
- Yard Irrigation – Brent Davis – 832.435.2673
- Deed restrictions – Sky Lakes Section II Successor Building committee Inc., [www.skylakes.com](http://www.skylakes.com)
- Waller country club water billing: Joan Robertson – 713.816.0199