

UPDATES AND FEATURES

- ***BEAUTIFUL POOL with water features and spa***
- ***Replaced windows (double pane)--lifetime warranty available***
- ***Spacious covered patio overlooking the pool (with ceiling fans)***
- ***Sprinkler system***
- ***Fresh paint in most of the home***
- ***Gas log fireplace***
- ***Spacious primary en suite with two large closets***
- ***Smart lights (with timers) in several rooms***
- ***New pool equipment, including heater and pump***
- ***Three-car garage***
- ***Additional parking on driveway***
- ***Cul-de-sac street with very low traffic***
- ***Double ovens***
- ***Large game room on second floor***
- ***Gas connections in back yard (may be connected directly to grill)***
- ***Ring doorbell***
- ***French drains***
- ***NEVER FLOODED (Located in one of the highest points in Clear Lake)***
- ***Tons of shopping, restaurants, and entertainment nearby***
- ***40-minute drive to Galveston Island***
- ***25-minute drive to downtown Houston***
- ***20-minute drive to Kemah Boardwalk***
- ***Zoned to award-winning Clear Creek ISD schools (Clear Lake High School)***

Homeowner's Checklist

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713-906-2518

Property Address: 4314 Towering Oak Ct

What is the age of/date of installation of the following items:

AC Unit(s): Unit 1: 2015 Unit 2: 2011 Unit 3: _____

Heater/Furnace(s): Unit 1: _____ Unit 2: _____ Unit 3: _____

Water Heater(s): Unit 1: _____ Unit 2: _____ Unit 3: _____

Roof: _____ Fence: 2008

Pool installation: 2008 Pool (pump/heater): 2017

Dishwasher: _____ Microwave: _____

Oven: _____ Stove: _____

Paint (interior): 2021 Paint (exterior): _____

Windows: Replaced 2008 Other: 2021-disposal

Do you have a survey to provide the buyer? (circle one): no

Do you have flood insurance? No, it is not required

Is flood insurance required on your home? no

Service Provider Information:

Electricity Provider: Direct High: \$285 Low: \$115

Gas Provider: Centerpoint High: \$50 Low: \$25

Water/Sewer Provider: Clear Lake City Water Authority High: \$ Low: \$

Trash Provider: Waste Mgmt – City of Houston High: \$ Low: \$

Internet Provider: Xfinity High: \$ Low: \$

Cable Provider: Xfinity High: \$ Low: \$

Security System Provider: _____ High: \$ Low: \$

Lawn Maint Provider: _____ High: \$ Low: \$

Pool Maint Provider: _____ High: \$ Low: \$

Homeowner Association: Pinebrook & CLC Blvd Annual Dues: \$

Trash pick-up day(s)? Thursdays

Mailbox number and location? #4 (left on Noble Pine)