

PROPERTY INFORMATION

Provided by Seller



PROPERTY ADDRESS:

3906 Fishermans Ct, Spring TX 77386

PROPERTY INFORMATION

Are there any interesting items in your home?

Control 4 A/V System - full home automation, indoor/outdoor locks, lights, controls AC and heat, multiple TV zones and home theater system from iPhone remotes

What do you think are the best features of your home?

Outdoor patio, movie room, A/V features, pool, kitchen area, home automation system, whole house generator, water well for irrigation, SubZero fridge, Fisher & Paykel oven

What do you like best about the location of your home?

Very convenient access to 99 and ExxonMobile, Conroe ISD schools, close to a wide array of outdoor activities, near IAH

What landscaping or other outdoor features do you enjoy most?

Outdoor patio and pizza oven, front yard landscaping, raised gardens, built in BBQ grill, excellent curb appeal

What energy-saving features does your home have?

LED lights throughout the house, high efficiency HVAC, extra insulation throughout the home

What are your favorite places for recreation, shopping, and eating nearby?

Regal Cinema, Woodlands Mall and restaurants, children's sports activities

What are your average utility bills?

Average Electric Bill

\$480

SUMMER

\$250

Average Gas Bill

\$40

WINTER

\$100

Average Water Bill

\$110

\$110

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Annual HOA Dues: \$925

How old are the following items?

NOTES

YEAR INSTALLED

Air Conditioner:

Unit 1	5 ton	2018
Unit 2	5 ton	2018
	Unit 3 - 3 ton	2019
Furnace		2019
Water Heater(s)		2008
Dishwasher		2020
Pool		2008
Pool Pumps		2019
Roof		2008
Fence	Regularly maintained and stained wood	2008

Please list any other updates/upgrades made to the property.

YEAR INSTALLED

Complete kitchen (cabinets, countertops, backsplash, shelving)	updated 2020
Outdoor patio, A/V System, Living room fireplace, Primary closet	update/install 2020
Complete interior paint	2020
Wood floors in primary bedroom and closets	2018
Landscaping, Water well, Generator, LED light upgrade	2016