

# SELLER'S UPGRADES

15 WEBB CREEK PLACE, THE WOODLANDS, TEXAS 77382

UPGRADE	YEAR	COST
INTERIOR PAINT	2021	\$8,000
LANDSCAPING   INCLUDES TREES IN BACKYARD	2008-2021	\$12,000
ENTRY & SCONCE LIGHTING/LED RETRO KITS	2021	\$1,000
FLOORING   PORCELAIN TILE (WOOD LIKE) IN LIVING ROOM, STUDY, DINING & PRIMARY, CARPET ON STAIRS & SECOND FLOOR TO MEDIA ROOM	2018	\$12,000
ROOF   OWENS CORNING 50 YEAR	2016	\$18,000
KITCHEN CABINETS BUILT OUT, CUSTOM CABINET PAINT & GLASS OVER COOKTOP ADDED	2008	\$6,000
MEDIA ROOM FINISHED OUT & CARPETED	2007	\$5,000
WIDE PLANTATION SHUTTERS	2003,2006	\$2,800
2" WOOD BLINDS IN BREAKFAST, PRIMARY, GAME ROOM, 2 UPSTAIRS BEDROOMS & STUDY	1999-2002	\$2,000
EXTERIOR DECK	EST. 1999	\$2,000

**TOTAL UPGRADES: OVER \$68,000**

ALL NUMBERS ARE PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# SELLER'S HIGHLIGHTS

15 WEBB CREEK PLACE, THE WOODLANDS, TEXAS 77382

"AWESOME NEIGHBORS WITH OVER 11 ORIGINAL HOME-OWNERS"

"PROXIMITY TO BUCKALEW ELEMENTARY! FAMILIES CAN RIDE BIKES OR WALK TO & FROM SCHOOL SAFELY & QUICKLY ON PATH!"

"BACKS TO GREENBELT. VERY PRIVATE IN BACK."

"SAFE LOCATION WITH ONLY 2 STREETS IN THIS ENCLAVE & ONE WAY IN/OUT."

"VARIOUS AGES IN NEIGHBORHOOD — YOUNG FAMILIES TO EMPTY NESTERS"

"EASY ACCESS TO ALDEN BRIDGE SHOPPING CENTER - CLEANERS, KROGER, WALGREENS; 2978 TARGET SHOPPING AREA AND INDIAN SPRINGS AT KUYKENDAHL - CHICK-FIL-A!"

"CUSTOM HOME, MADE WITH QUALITY MATERIALS."

"GREAT NEIGHBORS - NEIGHBORHOOD DIRECTORY"

"TWO MEDIA SPACES ON SECOND FLOOR — ALLOWS TV, SOCIAL AREA, GAME ROOM OR PLAYROOM"

"CLOSE TO LAKESIDE PARK! POOLS, WALK TO LAKE, PARK, TENNIS COURTS & PLAYGROUND — GREAT FOR YOUNGER KIDS & FAMILIES."

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

15 WEBB CREEK PLACE, THE WOODLANDS, TEXAS 77382

MONTH	YEAR	ELECTRIC	GAS	WATER
AVG		\$179	\$50	\$112

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$341**

ALL NUMBERS ARE PROVIDED BY SELLER AS A COURTESY FOR ANY POTENTIAL BUYER AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# SELLER'S FAVORITE FEATURES

15 WEBB CREEK PLACE, THE WOODLANDS, TEXAS 77382

1.	3-CAR GARAGE OR 2-CAR WITH LARGE BAY
2.	LARGE BACKYARD WITH DECK – GREAT SPACE FOR FUTURE POOL WITH EXISTING POOL BATH
3.	LARGE ENTRY WITH SWITCHBACK STAIRS
4.	SEPARATE DINING ROOM
5.	OPEN PLAN WITH KITCHEN/BREAKFAST/FAMILY ROOM
6.	2 WINDOW SEAT BOXES IN 2 SECONDARY BEDROOMS & 1 WITH STEP UP STAGE
7.	HOLLYWOOD BATHROOM
8.	PRIVATE MEDIA ROOM, WIRED FOR SOUND

# CONROE ISD INFORMATION

15 WEBB CREEK PLACE, THE WOODLANDS, TEXAS 77382

## Buckalew Elementary:

4909 West Alden Bridge Drive  
The Woodlands, TX

## Mitchell Intermediate:

6800 Alden Bridge  
The Woodlands, TX

## McCullough Junior High School:

3800 South Panther Creek  
The Woodlands, TX

## The Woodlands High School 9<sup>th</sup> Grade:

10010 Brand Crossing Drive  
The Woodlands, TX

## The Woodlands High School:

6101 Research Forest  
The Woodlands, TX