

SELLER'S UPGRADES

19 SHANEWOOD COURT, THE WOODLANDS, TEXAS 77382

UPGRADE	YEAR	COST
COMPLETE INTERIOR PAINT	2021	\$8,480
LANDSCAPING	2021	\$7,840
CARPET	2021	\$7,180
LED LIGHTS	2021	\$500
SMOKE DETECTORS	2021	\$200
POOL HEATER, WATERFALL PUMP, POLARIS, DE FILTER & SEALS, MULTIPORT VALVE, MANIFOLD & LIGHTS	2020- 2021	\$5,000
TANKLESS WATER HEATER	EST. 2018	\$2,500
MEDIA ROOM SHELVING	2015	\$3,000
POOL WITH SPA & WATER WALL	2010	\$85,000

TOTAL UPGRADES OVER \$119,000

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

SELLER'S HIGHLIGHTS

19 SHANEWOOD COURT, THE WOODLANDS, TEXAS 77382

"DERETCHIN IS THE ONLY ELEMENTARY SCHOOL THAT GOES THROUGH 6TH GRADE"

"WE HAVE LOVELY NEIGHBORS"

"EASY TO ENTERTAIN FOR CLASS PARTIES, BIRTHDAYS OR WORK"

"COOL, AIRY FEEL TO HOME"

"GREAT OPEN SPACE FOR CHRISTMAS DECORATING"

"HUGE KITCHEN ISLAND"

"GE MONOGRAM STAINLESS DOUBLE OVENS GREAT AT HOLIDAYS"

"TWO LARGE WALK-IN PRIMARY CLOSETS EACH WITH CHEST OF DRAWERS"

"GORGEOUS BACKYARD WITH POOL & SPA WITH WATER FEATURES"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

19 SHANEWOOD COURT, THE WOODLANDS, TEXAS 77382

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2021	\$144	\$121	\$57
FEB	2021	\$131	\$122	\$18
MAR	2021	\$177	\$142	\$27
APRIL	2021	\$117	\$76	\$27
MAY	2021	\$207	\$52	\$57
JUNE	2021	\$305	\$25	\$68
JULY	2021	\$349	\$28	\$27
AUG	2021	\$340	\$26	\$57
SEPT	2021	\$412	\$26	\$131
OCT	2020	\$197	\$27	\$23
NOV	2020	\$198	\$24	\$52
DEC	2020	\$131	\$32	\$42
AVG		\$226	\$58	\$49

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$333

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

19 SHANEWOOD COURT, THE WOODLANDS, TEXAS 77382

1.	2 BEDROOMS DOWNSTAIRS / 3 BEDROOMS UPSTAIRS
2.	SPACIOUS PRIMARY BEDROOM, BATHROOM & TWO LARGE PRIMARY WALK-IN CLOSETS
3.	WOOD FLOORS IN PRIMARY BEDROOM
4.	BUTLER'S PANTRY CREATES PASS THROUGH FROM DINING TO KITCHEN
5.	WINE ROOM IN DINING ROOM
6.	LARGE WALK-IN PANTRY IN KITCHEN
7.	EXTRA-LARGE STUDY W/ CUSTOM PANELING & BUILT-INS
8.	GAME ROOM - LARGE ENOUGH FOR POOL TABLE / LIVING SPACE & MEDIA ROOM - BOTH LOCATED OVER GARAGE
9.	SPACIOUS POOL – ROOM FOR LAP SWIMMING
10.	SPACIOUS OUTDOOR LIVING WITH COVERED PATIO
11.	SEPARATELY FENCED SIDE YARD - DOG RUN / PLAY AREA
12.	OVERSIZED GARAGE - BIKE HOOKS, SHELVING & WORK BENCH

CONROE ISD INFORMATION

19 SHANEWOOD COURT, THE WOODLANDS, TEXAS 77382

Deretchin Elementary:

11000 Merit Oaks Drive
The Woodlands, TX

McCullough Junior High School:

3800 South Panther Creek
The Woodlands, TX

The Woodlands High School 9th Grade:

10010 Branch Crossing Drive
The Woodlands, TX

The Woodlands High School:

6101 Research Forest
The Woodlands, TX