



MICHELLE L WOODARD

*Client Focused & Quality Results*



# 3040 Coreopsis Court

## features and upgrades

(713) 444-7554 | MICHELLE@SOLDWITHMICHELLE.COM | WWW.SOLDWITHMICHELLE.COM

- ◆ Built in 2016 by Lennar Homes
- ◆ AC Compressor and Blower replaced 2019
- ◆ Z-Wave controlled Light switches, Fan controllers, Front lock, Garage door, Thermostat and WIFI Sprinkler
- ◆ Attic decking & lighting
- ◆ Radiant Barrier, Blown Insulation and Spray Foam Exterior Walls
- ◆ Oversized garage
- ◆ Wired for RG6 Cable & Cat 5E Ethernet
- ◆ Steel custom fit Hurricane Shutters Included
- ◆ Washer/Dryer/Refrigerator Included
- ◆ New Sprinkler bypass valve installed
- ◆ Rachio Smart Sprinkler system
- ◆ No flooding during Harvey or damage from 2021 Freeze
- ◆ Crown Molding throughout
- ◆ Natural Gas hookup on back patio
- ◆ Gutters throughout exterior
- ◆ Average Monthly Utilities: Electric \$140, Gas \$22, Water \$90