

6731 BROCK MEADOW DRIVE

WHAT I LOVE ABOUT MY HOME

- Location - close to everything but off the main streets and into the neighborhood
- Neighbors - quiet neighborhood with friendly neighbors
- Plantation shutters - drew us to the house when we first saw it
- Whole house generator - covered us for Harvey and freeze in Feb 2021
- Outdoor kitchen - great way to entertain outdoors
- Pool and spa - backyard oasis
- Flooring in the house - travertine, hardwood and new laminate
- Upstairs game room and movie room - play pool/ping pong and watch TV
- Upgrades to office doors and chandelier
- Kitchen area is open and great place for guests and family to hang out!

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UPDATES AND IMPROVEMENTS

- Glass doors to the office
- Wood floors in primary bedroom and closet
- Laminate flooring on stairs and game Oroom- June 2021
- Outdoor kitchen- June 2019
- New main, variable speed pool pump- November 2020
- Chandelier in entry (same time as doors to office)
- Carpet in all upstairs bedrooms- June 2021

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UTILITY INFORMATION

UTILITY	MONTHLY AVERAGE
ELECTRIC	\$140-300 (SUMMER)
GAS	\$35
WATER/SEWER	\$90

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AGE OF MECHANICALS

MECHANICALS

APPROXIMATE AGE

A/C #1	2 YEARS (COMPRESSOR 2 YRS)-2ND FLOOR
A/C #2	COIL- 3 YEARS SINCE REPLACED
A/C #3	N/A
WATER HEATER #1	ORIGINAL
WATER HEATER #2	ORIGINAL
WATER HEATER #3	N/A
WATER SOFTENER (If Applicable)	N/A
FURNACE #1	
FURNACE #2	
FURNACE #3	
OVEN(S)	ORIGINAL
COOKTOP	ORIGINAL
DISHWASHER	ORIGINAL
MICROWAVE	ORIGINAL
BUILT-IN REFRIDGERATOR (If Applicable)	ORIGINAL
POOL PUMP	MAIN- 1 YR, SPA PUMP- 7YRS
POOL FILTER ASSEMBLY	ORIGINAL
POOL HEATER	ORIGINAL
POOL PLASTER	ORIGINAL
AQUA-LINK	ORIGINAL