

SELLER'S UPGRADES

50 COTTAGE MILL PLACE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
INTERIOR PAINT THROUGHOUT	2022	\$11,000
LANDSCAPING	2022	\$2,400
POOL HEATER	2021	\$4,100
FENCE	2018-2020	\$7,500
LANDSCAPING & FRENCH DRAINS	2018	\$11,000
CARPET	2017	\$8,500
POOL PUMP	2017	\$350
GARDEN SHED	2017	\$3,500

TOTAL UPGRADES: OVER \$45,000

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

SELLER'S HIGHLIGHTS

50 COTTAGE MILL PLACE, THE WOODLANDS, TEXAS 77381

"QUIET CUL-DE-SAC LOCATION"

"HIGH SCHOOLERS & COLLEGE KIDS LOVE THE BONUS ROOM W/ BATHROOM OVER GARAGE & POOL/SPA LOCATION OVER GARAGE KEEPS IT QUIET IN THE HOUSE"

"WINE CELLAR"

"LOCATION — CLOSE TO MULTIPLE GROCERY STORES, PHARMACIES, CHURCHES, EATERIES & SCHOOLS"

"3 CAR CARPORT & 3 CAR GARAGE"

"EXTENSIVE CONDITIONED STORAGE & CLOSETS — SIZE, NUMBER & SPACE"

"ADDITIONAL STORAGE OVER GARAGE"

"GARDEN SHED"

"LARGE BACKYARD — BRINGS IN NATURE"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

50 COTTAGE MILL PLACE, THE WOODLANDS, TEXAS 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2021	\$227	\$109	\$76
FEB	2021	\$214	\$114	\$66
MAR	2021	\$191	\$145	\$76
APRIL	2021	\$203	\$43	\$161
MAY	2021	\$281	\$32	\$168
JUNE	2021	\$376	\$29	\$131
JULY	2021	\$501	\$26	\$161
AUG	2021	\$449	\$27	\$175
SEPT	2021	\$609	\$28	\$238
OCT	2021	\$370	\$31	\$110
NOV	2021	\$299	\$29	\$56
DEC	2021	\$214	\$50	\$77
AVG		\$328	\$55	\$125

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$508

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SELLER'S FAVORITE FEATURES

50 COTTAGE MILL PLACE, THE WOODLANDS, TEXAS 77381

1.	END OF CUL-DE-SAC LOT – ONE OF THE LARGEST LOTS IN TAYLOR POINT
2.	3 CAR CARPORT AND 3 CAR GARAGE
3.	2022 PAINT THROUGHOUT
4.	RENOVATED PRIMARY BATH WITH FRAMELESS OVERSIZED SHOWER
5.	THERMADOR DOUBLE OVENS & COOKTOP
6.	ALL STAINLESS APPLIANCES
7.	ABUNDANT CLIMATE CONTROLLED INDOOR STORAGE WITH ACCESS FROM INSIDE HOME
8.	GARDEN SHED WITH INSULATION, PEG BOARD WALLS & ELECTRICITY
9.	ESTABLISHED NEIGHBORHOOD WITH MATURE TREES
10.	POND, DUCKS & FISHING NEARBY
11.	NATURE TRAILS NEARBY
12.	CLOSE ACCESS TO ALDEN BRIDGE PARK & SHOPPING CENTER
13.	WINE CELLAR
14.	2 PRIVATE STUDIES/LIBRARIES
15.	NEW POOL/SPA HEATER

CONROE ISD INFORMATION

50 COTTAGE MILL PLACE, THE WOODLANDS, TEXAS 77381

Bush Elementary:

7420 Crownridge Drive
The Woodlands, TX

Mitchell Intermediate:

6800 Alden Bridge
The Woodlands, TX

McCullough Junior High School:

3800 S 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