

SELLER'S UPGRADES

42 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
INTERIOR PAINT THROUGHOUT	2022	\$6,200
FRONT WALKWAY – CAFÉ TUMBLED PAVERS	2022	\$4,400
LANDSCAPING	2022	\$2,800
CARPET IN PRIMARY CLOSET	2022	\$1,000
LED CAN LIGHTS	2022	\$350
FENCE	2021	\$9,000
REMODEL BOTH PRIMARY BATHROOMS, TANKLESS WATER HEATER, ELECTRICAL PANEL & PAINT	2020	\$110,000
POOL REMODEL – RESURFACE, MULTI-COLORED LED LIGHTS, PEBBLETEC, PAINT, ADDED SPA, HEATER, COPING, SPA BOOSTER PUMPS	2017	\$155,000
KITCHEN, THEATER, DOWNSTAIRS BEDROOMS, PAINT, CARPET	2010	\$140,000

TOTAL UPGRADES: OVER \$420,000

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

SELLER'S HIGHLIGHTS

42 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

"FISHING POND JUST ACROSS THE STREET FROM THE DRIVEWAY"

"AWESOME LOCATION – WALK/BIKE TO WHOLE FOODS, LAKE WOODLANDS"

"25 MINUTE DRIVE TO IAH TERMINAL PARKING"

"EXCELLENT SCHOOLS, COLLEGE PARK HIGH SCHOOL"

"GREAT NEIGHBORS"

"THE WOODLANDS - #1 CITY IN AMERICA TO LIVE IN. WHAT MORE NEEDS TO BE SAID?"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

42 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2022	\$185	\$59	\$185
FEB	2021	\$252	\$49	\$267
MAR	2021	\$394	\$39	\$302
APRIL	2021	\$641	\$41	\$200
MAY	2021	\$545	\$37	\$152
JUNE	2021	\$365	\$39	\$74
JULY	2021	\$368	\$35	\$145
AUG	2021	\$277	\$35	\$130
SEPT	2021	\$236	\$38	\$74
OCT	2021	\$149	\$26	\$62
NOV	2021	\$207	\$183	\$102
DEC	2021	\$296	\$161	\$85
AVG		\$326	\$62	\$148

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$536

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COURTESY FOR ANY POTENTIAL BUYER AND NOT
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SELLER'S FAVORITE FEATURES

42 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

1.	COMPLETELY REMODELED OUTDOOR LIVING WITH INTEGRATED SPILL OVER SPA, POOL WITH PEBBLETEC PLASTER, NEW SPA BOOSTER PUMPS, NEW HEATER, NEW COPING AND MULTI-COLORED LIGHTING.
2.	OUTDOOR KITCHEN WITH GRILL, SIDE BURNER, KAMADO JOE EGG STYLE COOKER AND SINK, WITH GRANITE COUNTERTOP.
3.	OUTDOOR GAS FIRE TABLE WITH GLASS MEDIA.
4.	TWO PRIMARY SUITES, BOTH WITH RECENTLY REMODELED BATHS.
5.	MAIN PRIMARY SUITE WITH SPA-LIKE BATH, ELECTRIC FIREPLACE ACCENT, STANDALONE TUB, BRIZO FIXTURES, MARBLE THROUGHOUT.
6.	TONS OF STORAGE--HUGE CLIMATE CONTROLLED TEXAS BASEMENT, HUGE MASTER CLOSET, WORKSHOP/GYM/STORAGE WITH SEPARATE GARAGE DOOR ENTRANCE.
7.	3 CAR GARAGE THAT WILL FIT THE LARGEST SUV MADE TODAY.
8.	2 LEVEL MOVIE THEATER WITH SINK, UNDERCOUNTER BEVERAGE FRIDGE, MICROWAVE, 110" DROP-DOWN SCREEN, DOLBY 5.1 SURROUND SOUND.
9.	SEPARATE GAME ROOM WITH POOL TABLE.
10.	SEPARATE KIDS' GALLERY FOR BOOKS, TROPHIES, SPORTS GEAR, WITH DEDICATED PROJECT DESK.

CONROE ISD INFORMATION

42 N. TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

Sally Ride Elementary:

4920 W Panther Creek
The Woodlands, TX

Collins Intermediate:

6020 Shadowbend Place
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX