

# SELLER'S UPGRADES

24907 DELANEY KNOLL, SPRING, TEXAS 77389

UPGRADE	YEAR	COST
BACKYARD PERIMETER FENCE REPLACEMENT	2019	\$3,000
FRONT AND BACK SOD, LANDSCAPING, ROCK BORDERS, DRAINAGE, ETC.	2017-2019	\$11,750
BACK PATIO PAVERS, PATIO EXTENSION, FIREPLACE UPGRADES	2017	\$13,500
BACKYARD PET-QUALITY TURF (FULL LENGTH OF LOT)	2016	\$14,000
PLANTATION SHUTTERS THROUGHOUT (INCLUDING GARAGE)	2016	\$12,600
THERMADOR REFRIGERATOR AND WINE COLUMN IN KITCHEN	2016	\$10,500

**TOTAL UPGRADES: OVER \$65,000**

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

# SELLER'S HIGHLIGHTS

24907 DELANEY KNOLL, SPRING, TEXAS 77389

"SHORT DISTANCE TO GROCERY STORE, RESTAURANTS, DRY CLEANER, PET STORE, MOVIE THEATRE, ETC."

"GREAT NEIGHBORS - LOTS OF VERY SOCIAL AND ENGAGING PEOPLE IN THE NEIGHBORHOOD OF ALL AGES."

"BACKYARD VIEWS ARE AMAZING - LOTS OF TREES AND BIRDS AND MINIMAL EXPOSURE TO ADJOINING HOMES."

"RECREATIONAL CENTER WITH COMPLETE GYM AND POOL ARE CLOSE BY."

"GATED COMMUNITY"

"PRIVATE POND - GREAT FOR FISHING OR LETTING THE DOGS COOL OFF DURING THE SUMMER."

"CLOSE ACCESS TO 99 TOLL ROAD WHICH PROVIDES CONVENIENT ACCESS TO AND AROUND DOWNTOWN."

"NO SWIMMING POOL TO MAINTAIN AND INSTEAD LOTS OF BACKYARD SPACE FOR THE DOGS."

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

24907 DELANEY KNOLL, SPRING, TEXAS 77389

<b>MONTH</b>	<b>YEAR</b>	<b>ELECTRIC</b>	<b>GAS</b>	<b>WATER</b>
JAN	2022	\$327	\$26	\$100
FEB	2021	\$318	\$23	\$119
MAR	2021	\$188	\$64	\$102
APRIL	2021	\$203	\$25	\$160
MAY	2021	\$232	\$22	\$118
JUNE	2021	\$430	\$21	\$117
JULY	2021	\$428	\$22	\$260
AUG	2021	\$516	\$21	\$210
SEPT	2021	\$580	\$21	\$210
OCT	2021	\$565	\$21	\$154
NOV	2021	\$394	\$21	\$130
DEC	2021	\$232	\$21	\$100
<b>AVG</b>		<b>\$368</b>	<b>\$26</b>	<b>\$148</b>

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$542**

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# SELLER'S FAVORITE FEATURES

24907 DELANEY KNOLL, SPRING, TEXAS 77389

1.	PRIMARY BEDROOM YARD ACCESS FOR DOGS
2.	LARGE TURFED AREA FOR EXERCISING DOGS WHILE PRESERVING THE YARD
3.	SEPARATE CLOSETS IN PRIMARY BEDROOM
4.	ELEVATED LOT THAT AVOIDED FLOODING DURING PAST HURRICANE
5.	SINGLE STORY, OPEN FLOOR PLAN
6.	NUMEROUS WINDOWS THROUGHOUT PROVIDING NATURAL LIGHT
7.	LARGE PANTRY
8.	ENERGY EFFICIENT DESIGN YIELDING REDUCED UTILITY BILLS
9.	BACKYARD PRIVACY RESULTING FROM GREENBELT AND POSITION OF NEIGHBORING HOMES
10.	GUESTROOM SUITE AND BATH WITH DIRECT ACCESS TO BACKYARD

# **KLEIN ISD INFORMATION**

24907 DELANEY KNOLL, SPRING, TEXAS 77389

## **French Elementary:**

5802 West Rayford Road  
Klein, TX

## **Hofius Intermediate:**

8400 West Rayford Road  
Klein, TX

## **Klein Oak High School:**

22603 Northcrest Drive  
Klein, TX