

Property Features & Upgrades

30006 Commons Woods Court | Huffman, TX 77336

The Commons of Lake Houston

2001 | 1.68 Acres | 2,540 sq ft | 3 Beds | 2 Baths | Fireplace | 3 Car Garage

Exterior

- 1.68 Acres (73,287 sq ft)
- Brick & Hardy Plank Exterior Painted in 2018 (3 coats)
- 3 Car Detached Garage
- Covered Front Porch | Enlarged Back Concrete Patio
- Automatic Sprinkler (Irrigation) System Throughout Property
- ADT Security System (Owned) – 3 Exterior Cameras, Doorbell Camera, Ingress Alarms on all Windows & Doors, Interior Motion Detector

Interior

- 2,540 sq ft | 3 Bedrooms | 2 Full Baths | Fresh Interior Paint 2022
- New Vinyl Flooring 2020
- Vaulted Ceilings, Crown Molding
- Propane Gas Fireplace with Ceramic Logs
- Kitchen – Gas Range, Dishwasher, Microwave | Breakfast Area
- Elfa Closet Management System in Primary Bedroom Closet & Craft Room (bedroom) Closets
- Security Safe Included

Mechanical/Structural

- Average Monthly Electrical Bill \$69 | Average Monthly Water Bill \$55
- New Energy Saving Double Pane Windows Installed 2019 – 2022
- New American Standard 18 SER Variable Speed AC & Furnace 2019 (Ainsworth AC & Heating)
- On-Demand Water Heater (Propane)
- 2" x 6" Exterior Walls for Increased Structural Strength and Energy Saving Insulation
- Energy Saving Spray Painted Radiant Barrier Protection in Attic
- Post-Tension Concrete Slab
- 500 Gallon Propane Tank Leased from Buster Brown (\$27 annual lease)
- Aerobic Septic System (4 Sprinkler Heads) – Maintained by Dean's Septic
- Termite Protection – Sentricon Termite Colony Elimination System (34 Stations)