

SELLER'S UPGRADES

50 NORTHGATE DRIVE, THE WOODLANDS, TEXAS 77380

UPGRADE	YEAR	COST
PAINT	2022	\$5,000
33 NEW RECESSED LED LIGHTS	2022	\$320
TWO HUNTER CEILING FANS	2022	\$325
HVAC – MAIN LEVEL	2021	\$7,500
CARPET	2016	\$4,000
NATURAL MARBLE TILE	2016	\$30,000
PRIMARY JETTED TUB	2016	\$4,000
SHOWER PANEL WITH SHOWER HEAD, HAND SHOWER & BODY SPRAYERS	2016	\$1,500
MARBLE FIREPLACE	2016	\$5,000

TOTAL UPGRADES: OVER \$55,000

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 NORTHGATE DRIVE, THE WOODLANDS, TEXAS 77380

"SINGLE ENTRANCE TO THE NEIGHBORHOOD WITH SECURITY CAMERAS AND PRIVATE CONSTABLE."

"IN OUR OPINION, GROGAN'S POINT IS PROBABLY THE BEST NEIGHBORHOOD IN THE WOODLANDS! THERE'S LOTS OF EVENTS, PARTIES, AND GET TOGETHERS. THE GPRA IS AWESOME!"

"GREAT LOCATION!! CLOSE TO STARBUCKS, THE HARDY TOLL ROAD AND I-45. IT'S A SUPER QUICK TRIP TO THE AIRPORT OR HOUSTON! HOMES IN THE BACK OF THE WOODLANDS TACK ON AN EXTRA 30 TO 40 MINUTES!"

"DOG LOVERS - WE HAVE A SMALL FENCED IN AREA OFF THE BACK DOOR. IT'S THE DOG RUN. WE CAN LET OUR DOG OUT THE BACK DOOR ANYTIME WITHOUT HIM HAVING ACCESS TO THE ENTIRE YARD OR THE POOL. THIS FENCE COULD ALSO BE EASILY REMOVED IF YOU LIKE."

"SWIMMING POOL – THERE IS A SHALLOW END AND A DEEP END. WITH A DIVING BOARD! MANY POOLS THESE DAYS ONLY OFFER THE SHALLOW DEPTH ACROSS THE ENTIRE POOL. YOU CAN'T FIND THOSE ANYMORE! THE KIDS LOVE IT!"

"ABSOLUTELY SPECTACULAR VIEW!! IT DOESN'T GET ANY BETTER THAN THIS! WE MARVEL AT THE VIEW WALKING OUT OF THE MASTER. WE ARE ALSO IN AWE OF THE VIEW EVERY TIME WE WALK IN THE FRONT OR BACK DOOR!! THE POOL, YARD AND GOLF COURSE ARE AN AWESOME COMBINATION."

"PRIVACY! THIS LOT IS GREAT! THE GOLF CARTS PASS BY ON THE FAR SIDE, NOT RIGHT BY THE FENCE AND THE NEIGHBORS ARE FAR AWAY."

"WE LOVED THIS HOUSE SO MUCH WE BOUGHT IT TWICE"

SELLER'S FAVORITE FEATURES

50 NORTHGATE DRIVE, THE WOODLANDS, TEXAS 77380

1.	LOCATED ON THE 10TH FAIRWAY OF THE OAKS GOLF COURSE — NO CART PATH
2.	MINKA FANS
3.	CONTEMPORARY STYLE DESIGNER LIGHTING
4.	.77 ACRE LOT
5.	MATURE PARK-LIKE SETTING
6.	GATED DRIVEWAY
7.	PROXIMITY TO I-45 & TOWN CENTER
8.	FULLY RENOVATED KITCHEN
9.	PRIVATE OFFICE SUITE & LOFT IN PRIMARY BEDROOM
10.	3-CAR GARAGE
11.	24-7 SECURITY

CONROE ISD INFORMATION

50 NORTHGATE DRIVE, THE WOODLANDS, TEXAS 77380

Hailey Elementary

12051 Sawmill Road
The Woodlands, TX
(832) 663-4100

Website: hailey.conroeisd.net

Wilkerson Intermediate

12312 Sawmill Rd
The Woodlands, TX
(832) 592-8900

Website: wilkerson.conroeisd.net

Knox Junior High School

12104 Sawmill Road
The Woodlands, TX
(832) 592-8400

Website: know.conroeisd.net

The Woodlands College Park High School

3701 College Park Drive
The Woodlands, TX
(936) 709-3000

Website: twcp.conroeisd.net