

SELLER'S UPGRADES

26 TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
INTERIOR PAINT & DECK PAINTED	2022	\$9,800
LANDSCAPING	2022	\$3,400
LED RETRO FIT CAN LIGHTING	2022	\$255
CARPET	2022	\$3,600
POOL HEATER	2021	\$3,500
SPRINKLER SYSTEM TUNE UP	2021	\$400
GARAGE DOOR REMOTE RECEIVERS	2021	\$150
UPSTAIRS BATH REMODEL – NEW TUB, SHOWER, TOILETS	2020	\$35,000
3 TON UPSTAIRS A/C COMPRESSOR REPLACED	2020	\$3,300
AIR PURIFIERS ADDED TO BOTH AC UNITS	2020	\$2,800
OUTSIDE FAUCETS REPLACED X 3, NEW MAIN SHUT-OFF VALVE	2020	\$800
REPLACED PRIMARY BATH LIGHT FIXTURES	2020	\$600
A/C "HARD START" KITS REPLACED ON BOTH UNITS	2020	\$600
TOTAL HOME SURGE PROTECTOR	2020	\$400
NEW BLOWER MOTOR UPSTAIRS AC UNIT	2020	\$360
MAIN DRAIN HYDRO FLUSHED	2020	\$190
CONDENSER COIL REPLACED ON 4 TON DOWNSTAIRS A/C UNIT	2020	WARRANTY
POWDER BATH REMODEL	2019	\$2,000
PRIMARY BATH NEW CLOSET MIRRORED DOORS	2019	\$700
KITCHEN AND PRIMARY BATH FAUCETS	2019	\$500
HOT WATER HEATERS FLUSHED	2019	\$400
RESURFACE/REMODEL POOL	2018	\$12,000
PRIMARY BEDROOM CARPET REPLACED	2018	\$2,000
DINING ROOM FIREPLACE CHIMNEY CAPPED AND RESEALED	2018	\$1,275
ROOF	EST. 2017	\$15,500
PRIMARY BEDROOM PAINTED AND NEW CEILING FAN	2017	\$1,000
POLARIS 290 POOL VACUUM	2017	\$475

HOUSE EXTERIOR AND DECK REPAINTED	2015	\$4,000
GE WALL OVEN, MICROWAVE & WARMING DRAWER	2015	\$3,000
POOL PUMP	2015	\$1,050
SINGLE DOOR GARAGE DOOR REPLACED	2015	\$700
NEW 3 TON UPSTAIRS A/C COMPRESSOR	2014	WARRANTY
DOUBLE DOOR GARAGE DOOR REPLACED	2013	\$1,050
UPSTAIRS A/C COIL REPLACED	2013	\$1,000
NEW SPA BLOWER AND REMOTE	2013	\$550
POOL BOOSTER PUMP	2013	\$550
GARAGE SHELVING/WORKBENCH	2013	\$500
HOT WATER HEATER REPLACED	2013	WARRANTY
STAINED GLASS FRONT DOOR WINDOW	2012	\$1,815
ALARM SYSTEM UPDATED	2012	\$1,070
OUTDOOR LIGHTS AND GAZEBO FAN INSTALLED	2012	\$1,000
GRAVEL & STONE PATHS	2012	\$1,000
KITCHEN-AID GARBAGE DISPOSAL	2012	\$300
WHOLE-HOME GENERATOR INSTALL	2011	\$11,700
SPRINKLER SYSTEM UPDATE/NEW CONTROL PANEL	2011	\$520
TOOL SHED BUILT	2011	\$400
NEW A/C AND FURNACE UNITS (2)	2010	\$18,200
STUDY REMODEL	2010	\$9,000
TILE FLOORING IN ENTRY, STUDY & DINING	2010	\$9,000
NEW HOT WATER HEATERS (2)	2010	\$1,800

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

SELLER'S HIGHLIGHTS

26 TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

"VIEW FROM UPSTAIRS PORCH! BEAUTIFUL BACKYARD VIEW OF POOL, LAKE AND TREES; EASTERN FACING SO IT GETS THE SUNRISE WITH SOFT MORNING SUN AND AVOIDS THE HOTTER, HARSHER WESTERN AFTERNOON SUN IN THE SUMMER. LOTS OF WILDLIFE INCLUDING EGRETS, HERONS & WHISTLING TREE DUCKS."

"NEIGHBORS! GOOD MIX OF YOUNGER FAMILIES WITH SCHOOL AGED KIDS AND ALSO LONG TIME RESIDENTS/RETIREES. EVERYONE IS VERY FRIENDLY, CONSIDERATE AND HELPFUL."

"LOCATION – CONVENIENT WALKING/BIKING DISTANCE TO NORTH SHORT PARK, HUGHES LANDING, MARKET STREET, PAVILION, WATERWAY & WOODLANDS MALL. JUST A SHORT DRIVE TO EXCELLENT MEDICAL CARE OFF PINECROFT OR VISION PARK WITH EASY ACCESS TO I-45 AND THE HARDY TOLL ROAD."

"HIGH VAULTED CEILINGS & LOTS OF WINDOWS MAKE THE HOUSE VERY OPEN AND BRIGHT. NATURE VIEW FROM THE PRIMARY BEDROOM IS AMAZING. INTERIOR ARCHITECTURE LUXURY INCLUDES A TIERED CEILING IN THE PRIMARY BEDROOM, INTRICATE MOLDING THROUGHOUT THE HOUSE & U-SHAPED CEILING IN THE GREAT ROOM. GARY LYONS BUILT WITH QUALITY AS FEATURED IN THE PARADE OF HOMES."

"WEATHER STORMS WITH EASE – WHILE OTHER AREAS HAD FLOODING ISSUES DURING STORMS LIKE HARVEY, THE EXCELLENT DRAINAGE OF THIS HOME SENDS WATER QUICKLY TO THE LAKE & STREET. GENERATOR - WHEN THE TEXAS POWER GRID WENT DOWN FOR 3+ DAYS IN FEB 2021 DURING THE SUB-FREEZING WEATHER OUR GENERATOR PAID FOR ITSELF WITH NO BUSTED PIPES."

"POOL AND SPA – RECENTLY REMODELED & NEW HEATER, OFFERS SHALLOW & DEEP OPTIONS. SPEND THE HOT HUMID HOUSTON SUMMERS BATHING IN YOUR POOL BY THE LAKE."

"LARGE OVERSIZED GARAGE WITH PLENTY OF ROOM FOR 3 CARS, EXTRA FRIDGE/FREEZER, WORK BENCH, BIKES & TONS OF STORAGE"

"ROOMY OPEN KITCHEN WITH WALK-IN PANTRY MAKES FAMILY TIME AND ENTERTAINING EASY."

"GOOD SIZE LAUNDRY ROOM WITH BUILT IN IRONING BOARD, FOLDING TABLE AND HANGING AREA. WORK FROM HOME IN THE STUDY WITH A LOVELY VIEW OF THE FRONT YARD."

"COVERED GAZEBO – WE'VE SPENT HOURS UNDERNEATH EATING MEALS, PLAYING GAMES OR JUST GAZING OUT AT THE LAKE AND WATCHING THE WILDLIFE; ESPECIALLY GREAT WHEN IT'S RAINING!"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

26 TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2021	\$185	\$81	\$60
FEB	2021	\$195	\$73	\$65
MAR	2021	\$165	\$131	\$56
APRIL	2021	\$200	\$28	\$35
MAY	2021	\$178	\$27	\$35
JUNE	2021	\$255	\$27	\$45
JULY	2021	\$358	\$25	\$45
AUG	2021	\$399	\$26	\$56
SEPT	2021	\$417	\$26	\$106
OCT	2021	\$378	\$24	\$90
NOV	2021	\$225	\$25	\$26
DEC	2021	\$161	\$54	\$46
AVG		\$260	\$46	\$55

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$361

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

SELLER'S FAVORITE FEATURES

26 TURTLE ROCK COURT, THE WOODLANDS, TEXAS 77381

1.	BACKYARD DECK, COVERED GAZEBO AND UPSTAIRS BALCONY TO ENJOY THE LAKE VIEW
2.	WHOLE HOME GENERAC GENERATOR (NATURAL GAS)
3.	OVERSIZED 3-CAR GARAGE WITH LOTS OF STORAGE
4.	EXCELLENT PROPERTY DRAINAGE
5.	PREDOMINATELY BRICK EXTERIOR PROVIDES LOW EXTERIOR MAINTENANCE
6.	SPACIOUS WALK-IN PANTRY
7.	RE-KEYABLE "SMART KEY" EXTERIOR DOOR LOCKS
8.	LARGE STUDY/OFFICE SPACE
9.	TOTAL YARD SPRINKLER SYSTEM
10.	LOCATION NEAR MAJOR ATTRACTIONS IN THE WOODLANDS
11.	CENTRAL VACUUM

CONROE ISD INFORMATION

26 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