

What Buyers Want to Know

Property Address:	5731 Caspian Falls Ln Fulshear Tx 77441
Subdivision:	Creek Core Cross Creek Ranch

Build Date	2013
Last Year's Taxes	\$
HOA Name/Dues	\$1300 - CIA

What is the age of the:

A/C Unit 1: 2013 coil replaced 2019	Heater/Furnace 1: 2013
A/C Unit 2: 2013 "	Heater/Furnace 2:
Water Heater: 2013	Dishwasher: 2013
Stove/Oven: 2013	Cooktop: 2013
Microwave: 2013	Garbage Disposal: 2021
Carpet: 2013	Other Flooring: 2013
Interior Paint: 2021	Exterior Paint: 2013
Roof: 2013	Fence: 2013
Pool/Spa: 2014	Pool/Spa Equipment: 2014

Are the following items gas or electric:

Heater/Furnace: gas	Water Heater: gas
Dryer Connection: electric	Oven: electric
Cooktop: gas	Fireplace: gas

Average Utility Bills:

Electricity High: 530 ⁻	Electricity Low: 250 ⁻
Gas High: 60 ⁻	Gas Low: 25 ⁻
Water High: 300 ⁻	Water Low: 120 ⁻
Trash: Part of HOA Fees ?	

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Schools

Elementary:	Randolph
Middle/Junior High:	Adams
High School:	Jordan

Recent Upgrades/Updates:

TRIM, Ceilings, doors, shelves, walls all painted
 New filters, heater headers for pool, outlet covers, shelving
 in garage, power washed fence & restrained, professional
 window cleaning; all shutters painted, laundry room updated
 updated light fixtures in kitchen & dining. Outdoor T.V.
 new refrigerator. Landscaping in backyard changed to
 river rock.

What have you loved about your home?

- square footage,
- master bedroom
- master closets
- laundry room
- Backyard
- pond
- layout
- neighbors
- section
- circle area
- Bedroom suite on main floor
- 3 car garages-
- location
- size of children's bedrooms
- kitchen
- lighting
- patio
- yard