

SELLER'S UPGRADES

18 DAPPLED SUN PLACE, THE WOODLANDS, TX 77381

UPGRADE	YEAR	COST
OUTDOOR KITCHEN BY ENVY OUTDOORS – RENAISSANCE COOKING SYSTEM (PIT & STOVE), SINK & GRANITE COUNTERTOP	2021	\$9,000
MEDIA ROOM CHAIRS & PROJECTOR	2020	\$5,000
POOL PUMP REPLACED	2020	
ROOF BY IDEAL ROOFING	2019	\$26,000
COMPLETE INTERIOR PAINT (NON-VOC)	2019	\$20,000
NEW APPLIANCES - VIKING REFRIGERATOR, JENNAIR DOUBLE OVEN & WARMING DRAWER, 2 DISHWASHERS, WINE COOLER & MICROWAVE	2018	\$28,000
EXTERIOR PAINT	2016	\$12,000
POOL RE-SURFACED AND ALL NEW EQUIPMENT	2015	\$30,000
6 OF 7 HVAC UNITS REPLACED	LAST 10 YEARS	

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

SELLER'S HIGHLIGHTS

18 DAPPLED SUN PLACE, THE WOODLANDS, TX 77381

"LOCATION – CLOSE TO FRONT OF THE WOODLANDS"

"LOTS OF SPACE TO ENTERTAIN"

".53 ACRE LOT WITH LARGE BACKYARD"

"GREAT FOR POOL PARTIES DUE TO BREEZEWAY ACCESS
FROM FRONT"

"ALL BEDROOMS ARE LARGE AND HAVE ENSUITE
BATHROOMS"

"ACCESS TO LAKE WOODLANDS AND NORTHSORE PARK"

"CUSTOM WOODWORK AND MOULDING"

"GREAT OPEN FLOOR PLAN"

"QUIET CUL-DE-SAC AND FRIENDLY NEIGHBORS"

"PLENTY OF STORAGE"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

18 DAPPLED SUN PLACE, THE WOODLANDS, TX 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2022	\$444	\$425	\$214
FEB	2022	\$384	\$467	\$165
MAR	2021	\$389	\$104	\$195
APRIL	2021	\$440	\$92	\$384
MAY	2021	\$566	\$91	\$288
JUNE	2021	\$878	\$79	\$384
JULY	2021	\$783	\$79	\$436
AUG	2021	\$836	\$73	\$645
SEPT	2021	\$861	\$81	\$514
OCT	2021	\$588	\$85	\$399
NOV	2021	\$347	\$144	\$240
DEC	2021	\$461	\$180	\$161
AVG		\$581	\$158	\$335

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$1074

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SELLER'S FAVORITE FEATURES

18 DAPPLED SUN PLACE, THE WOODLANDS, TX 77381

1.	PATIO ACCESS FROM PRIMARY BEDROOM
2.	MOSQUITO MISTER
3.	DOUBLE PANE WINDOWS
4.	INDOOR AND OUTDOOR SOUND SYSTEM
5.	DUAL SHOWER HEADS IN PRIMARY BATH
6.	CENTRAL VACUUM SYSTEM
7.	2 BALCONIES LOCATION IN FRONT AND BACK OF HOUSE
8.	2 FIREPLACES
9.	2 DISHWASHERS
10.	2 LAUNDRY ROOMS (1 UPSTAIRS & 1 DOWNSTAIRS)
11.	2 BEDROOMS DOWNSTAIRS (2 ND BEDROOM COULD BE OFFICE)
12.	SPRINKLER SYSTEM
13.	ALARM SYSTEM
14.	GAME ROOM AND MEDIA ROOM
15.	POOL AND SPA
16.	3 CAR GARAGE
17.	HARDWOOD FLOORS THROUGHOUT
18.	PLANTATION SHUTTERS
19.	2 STAIRCASES
20.	2 STORY LIBRARY
21.	BAR AREA WITH WINE COOLER
22.	OUTDOOR KITCHEN
23.	BUTLER'S PANTRY

CONROE ISD INFORMATION

18 DAPPLED SUN PLACE, THE WOODLANDS, TX 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