HELPFUL BUYER INFO: LIST OF UPGRADES & IMPROVEMENTS

Address: 4518 AMBROSIA SPRINGS LANE, KATY, TX77494

UPGRADES & IMPROVEMENTS		
UPGRADES:	APPROXIMATE COST	APPROXIMATE YEAR COMPLETED
AC UNIT	\$5,500.00	2021
AQUAKINETIC (A200) DRINKING WATER SYSTEM (WATER SOFTNER & FILLITRATION	\$3,000.00	2020
GARBAGE DISPOSAL	\$255.89	2015
CHANDLIER	\$500.00	2012
ROOF & GUTTERS	10,000.00	2008
APPROXIMATE TOTAL OF UPGRADES:	\$19,255.89	

*All information deemed reliable but not guaranteed.

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15420 Ridge Park Drive, Houston, TX 77095

HELPFUL BUYER INFO: LIST OF AVERAGE UTILITIES

ADDRESS: 4518 AMBROSIA SPRINGS LANE, KATY, TX 77494

ELECTRIC		
Company & Phone #	RELIANT	
High:	\$120.00	
Low:	\$70.00	

WATER		
Company & Phone #	CINCO MUD #14	
High:	\$40.00	
Low:	\$25.00	

GAS		
Company & Phone #:	CENTER POINT ENERGY / 713-659.2111	
High:	\$30.00	
Low:	\$60.00	

^{*}Electric pricing depending on current rates. All information deemed reliable but not guaranteed.

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interview with the SELLERS

Property Address: 4518 AMBROSIA SPRINGS LANE, KATY, TX 77494

Age of Home: 15 Yrs old

Taxes: 2.6

HOA Dues: \$1,150 per year

Subdivision: Cinco Ranch West

Neighborhood Amenities: 2 neighborhood pools, Golf Course, Tennis Courts, Pocket Parks, Bike

& Walking Trails.

Schools:

E: KilPatrick Elementary M S: Cinco Ranch Jr. High

H S: Tompkins High School

LAWN SERVICE NAME / PHONE # / AMOUNT:

TRASH PICK UP DAYS: Tuesday & Friday

HEAVY PICK UP DAYS: Tuesday **RECYCLE PICK UP DAYS:** Monday

MAILBOX LOCATION: Ambrosia Spring Lane MAILBOX NUMBER: Box #16

1. What impressed you the most about this home and neighborhood when buying this home?
Very Quiet

- 2. What would you consider to be the best features of this home? Good quality home
- 3. Describe what you like best about your neighborhood? Quiet, family oriented
- 4. What are your favorite places for eating, shopping, and recreation nearby? Kroger, HEB, Banks, La Centrra

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WALZEL PROPERTIES

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