

SELLER'S UPGRADES

37023 VESTA COURT, MAGNOLIA, TEXAS 77355

| UPGRADE | YEAR | COST |
|---|------|----------|
| WELL UPGRADE REPAIR – NEW PUMP AND TANK (RICKY BONDS) | 2022 | \$2,200 |
| AIR CONDITIONER – MAINTENANCE AND REPAIR | 2022 | \$1,000 |
| SEPTIC TANKS EMPTIED AND NEW AERATOR INSTALLED | 2022 | \$1,000 |
| BURIED ABOVE GROUND POWER LINE BEHIND HOUSE, REMOVED CROSS FENCING AND REPLACED MISMATCHED FENCE SECTION ON FENCE ALONG DRIVEWAY. HALF BATH VANITY IMPROVEMENTS AND BOTH HALF BATH AND MASTER BATH TOILETS REPLACED | 2021 | \$18,000 |
| 15 PINE TREES REMOVED AND STUMPS GROUND | 2021 | \$2,000 |
| SPRINKLER SYSTEM IMPROVEMENTS (ADDED 10 ROTARY HEADS TO BACK ZONES SYSTEMS AND 2 TO FRONT ZONE) | 2021 | \$1,450 |
| 4 NEW PATIO LIGHT FIXTURES | 2021 | \$800 |
| ADDED SPRINKLERS TO LIVE OAK TREES | 2021 | \$556 |
| NEW FAMILY ROOM LIGHT FIXTURE | 2021 | \$400 |
| TWO MATURE LIVE OAKS FROM MOON VALLEY NURSERY (1ST ESTIMATED TO BE 25-35 YEARS AND 2 ND TO BE 15 YEARS) | 2020 | \$26,000 |
| WHOLE INTERIOR REPAINTED | 2020 | \$6,000 |
| 20 PINE TREES REMOVED AND STUMPS GROUND | 2020 | \$4,200 |
| UPSTAIRS CARPET REPLACED | 2020 | \$4,000 |

TOTAL UPGRADES: OVER \$65,000

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

SELLER'S HIGHLIGHTS

37023 VESTA COURT, MAGNOLIA, TEXAS 77355

"WE LOVE OUR COUNTRY FARMHOUSE AND ALL THE PRIVACY, TREES AND SERENITY."

"THE CLUBHOUSE, GOLF COURSE & RESTAURANT ARE CLOSE. WONDERFUL COMMUNITY AND FAMILIES."

"WE ARE LOCATED ON A CUL-DE-SAC. NO TRAFFIC AND QUIET."

"THE RECREATIONAL FACILITIES ARE CLOSE BY SO WE SWIM AND ENJOY THE SPLASH PAD. PLAY TENNIS ON THE WEEKENDS."

"THE BARN IS PERFECT FOR HORSES WITH A TACK ROOM AND STORAGE."

"WE BURIED THE POWERLINES, REMOVED 30 PINE TREES, AND PLANTED TWO 15-35-YEAR-OLD LIVE OAK TREES. THE TRANQUILITY OF THE HOME IS PRICELESS."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

37023 VESTA COURT, MAGNOLIA, TEXAS 77355

| MONTH | YEAR | ELECTRIC | GAS | WATER |
|-------|------|----------|-------|-------|
| AVG | | \$149 | \$170 | \$45 |

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$364

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SELLER'S FAVORITE FEATURES

37023 VESTA COURT, MAGNOLIA, TEXAS 77355

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| 1. | OPEN FLOORPLAN FOR FAMILY AND KITCHEN |
| 2. | LARGE 3 CAR GARAGE WITH ROOM FOR STORAGE |
| 3. | SPRINKLER RUNS OFF WELL |
| 4. | FRONT PORCH IS PERFECT FOR COFFEE AT SUNRISE |
| 5. | BARN AND CIRCLE DRIVE; PLENTY OF PARKING FOR COOKOUTS AND CRAWFISH BOILS |
| 6. | LARGE TUB AND WALK-IN SHOWER IN PRIMARY BATHROOM |

MAGNOLIA ISD INFORMATION

37023 VESTA COURT, MAGNOLIA, TEXAS 77355

Magnolia Elementary:

31900 Nichols Sawmill Road
Magnolia, TX

Magnolia Intermediate:

31164 Nichols Sawmill Road
Magnolia, TX

Magnolia Junior High School:

31138 Nichols Sawmill
Magnolia, TX

Magnolia West High School:

42202 FM 1774
Magnolia, TX