

12411 Colt Ct. In Mostyn Manor

Things We Love About Our Home

- Beautiful curb appeal: tall, majestic look of our home and colorful landscaping
- True Piney Woods living with lots of wildlife: deer, raccoons, squirrels, variety of birds
- A huge backyard with over 30 trees that provide great shade and cooler temperatures
- Large lot provides separation between neighbors - privacy
- Every home on our street is different – not a cookie-cutter neighborhood
- Neighborhood feel – quiet, friendly, kids playing in their yards and in the cul-de-sac, people walking around, riding bikes, and driving golf carts
- Secluded feel with easy highway access to main roads
- Everything we need is nearby - easy, convenient access to shopping, restaurants, banks, daycare, medical care, veterinarians, pet boarding, etc
- Magnolia ISD schools nearby



Upgrades done by Seller after move-in

- 2022 - Roof replacement (Owens Corning TruDefinition Duration), \$30,000
- 2022 - Interior painted, \$12,000
- 2020 – Exterior painted, \$10,000
- 2010 - Engineered wood floors in master bedroom, stairs, and game room
- 2008 - Generac Elite Series 25kW– runs whole house, maintained w/yearly service contract, \$16,000
- Bosh dishwasher
- Gas logs added to fireplace
- 7 to 1 surround sound in game room

- 5 to 1 surround sound in living room
- Prewired for internet in all rooms...
- TV wall mounts in living room, master bedroom, and game room
- Wired smoke detectors, fire sensor, and carbon monoxide sensor
- All windows professionally tinted with 3M film
- Ring motion sensor floodlights with cameras at garage, patio, and backyard
- Ring doorbell with motion sensor and camera
- Twelve zone irrigating system
- Planted additional oak trees and pine trees
- Planted red tip photinias along back fence

Extra Features added by Builder at the request of Owner

- Granite counter and window sill in Master Bath
- Beveled edge on all mirrors
- Stone fireplace extended to ceiling
- Stained stair handrail
- Cherry wood cabinets in kitchen, laundry, and master bath
- Crown molding in kitchen & breakfast room
- Kitchen Aid 2nd oven – convection with probe
- Stainless Steel kitchen appliances
- Travertine tile backsplash in kitchen laid diagonally
- Under cabinet lighting in kitchen
- Tile floor in living room and dining room
- Carpet upgrade in upstairs bedrooms and study
- 2” faux wood blinds throughout house
- Ceiling fans with lights in living room, bedrooms, game room, and study

Current Security Monitoring and Pest Control Maintenance

- Monitored alarm system with glass breakage sensors, window sensors, and door sensors
- Terminix Liquid Conventional Pro Annual, February 2012 – yearly service contract (transferable)
- Quarterly pest control inspection and treatment, Berrett Pest Control

Average Utilities for the past 12 consecutive months

Electric: \$220

Water: \$79

Gas: \$26

Property Taxes & Homeowner's Association Dues

HOA Dues: \$500/year - Property Taxes: Rate 1.8587 - 2021 Taxes w/o Exemp.: \$6,757