

SELLER'S UPGRADES

2 HAMPTON PLACE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
PAINT, LANDSCAPING, 2 ND FLOOR LED LIGHTS	2022	\$5,400
WOOD WINDOWS, THERMOSTAT, GARAGE DOOR OPENER	2021	\$10,000
IRRIGATION UPGRADES	2020	\$3,000
WINDOW REPLACEMENT, FRONT DOOR	2019	\$8,000
HVAC CONDENSERS, COIL, DUCTS	2018	\$18,000
MIELE DISHWASHER, LANDSCAPE	2017	\$3,000
NEW VISUAL COMFORT CHANDELIERS, PLUMBING - DISPOSAL, TOILETS, PUMP	2016	\$6,000
REPLACE DOORS, LED LIGHTS, GUTTER GUARDS	2015	\$7,000
EVAPORATOR COIL, PLENUM, SILK DRAPES	2014	\$5,000
ROOF, DACOR OVENS, PLENUM, DUCTS, LEDS	2013	\$29,000
RETENTION WALL, STEPS, STONE	2012	\$9,000
DOCK, SHUTTERS, FINISHES CABINETRY: 3 RD FLOOR, WINE ROOM, KITCHEN & LAUNDRY FLOORING: WOOD FLOORS, NYLON CARPET, WOOL CARPET PAINT: INTERIOR, EXTERIOR, FENCE LAUNDRY ROOM REMODEL	2011	\$120,000

TOTAL UPGRADES: OVER \$200,000

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

SELLER'S HIGHLIGHTS

2 HAMPTON PLACE, THE WOODLANDS, TEXAS 77381

"WE LOVE BEING ON THE WATER"

"WE LOVE THE HAMPTON PLACE FAMILY"

"WE LOVE THE HIS AND HER PRIMARY BATH"

"WE LOVE THE BACK PORCH"

"WE LOVE RIDING BIKES TO WHOLE FOODS"

"WE LOVE TAKING WALKS AROUND THE LAKE"

"WE LOVE THE CHRISTMAS TREE IN THE HALL"

"WE LOVE FAMILY DINNERS IN THE DINING ROOM"

"WE LOVE HAVING PARTIES HERE"

"WE LOVE THE BEAUTIFUL ARCHITECTURE"

"WE GREATLY ENJOY THE VARIETY OF BIRDS ON THE WATER"

SELLER'S FAVORITE FEATURES

2 HAMPTON PLACE, THE WOODLANDS, TEXAS 77381

1.	LAKEFRONT
2.	DOCK FOR KAYAKS, ROWING, FISHING
3.	OUTDOOR LIVING AREA ON THE WATER
4.	BALCONY OFF PRIMARY OVERLOOKING LAKE
5.	"HIS MASTER BATH / HERS MASTER BATH"
6.	ALL WOOD WINDOWS, DOORS, INTERIOR DOORS
7.	SAND IN PLACE OAK HARDWOOD FLOORS THROUGHOUT DOWNSTAIRS
8.	4 BEDROOMS WITH ENSUITE BATHS
9.	CREMA MARFIL MARBLE IN BATHS
10.	BEAUTIFUL WOODWORK EVERYWHERE
11.	WINE BAR WITH SUB-ZERO WINE FRIDGE
12.	PLENTY OF STORAGE
13.	BEAUTIFUL CUL-DE-SAC OF FRIENDS
14.	DREAM KITCHEN / APPLIANCES
15.	VISUAL COMFORT DESIGNER LIGHTING
16.	GATED COMMUNITY
17.	LOCK AND LEAVE
18.	SMART HOME REMOTE WIFI – HVAC, IRRIGATION & GARAGE DOOR
19.	PROGRAMMABLE CIRCULATING HOT WATER PUMP FOR FASTER HOT WATER RESPONSE TIME

CONROE ISD INFORMATION

2 HAMPTON PLACE, THE WOODLANDS, TEXAS 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