

Cosmetic Updates

Item	Date	Scope of Project
KITCHEN REMODEL	2017	Replace APPLIANCES COUNTER TOPS / OPEN AREAS NEW APPLIANCES / PAINT CABINETS
ALL EXTERIOR PAINT & SOME DOORS & SIDING	2019	
FRONT PORCH CEILING FANS	2021	
GAS FIRE LOGS & GAS SUPPLY LINE	2019	
SOON INTERIOR PAINTING & WALLPAPER REMOVAL		VARIOUS DATES
MICROWAVE	8/22	Replace

Mechanical & Structural Updates

Address: 558 LANDFALL LANE
COWBOY, TX 77302

Item	Date	Scope of Project
WATER HEATER	APPROX 4 YRS	REPLACE
A/C	2021	REPLACE
FOUNDATION	2021	REPAIRED
LIFETIME TRANSFERABLE WARRANTY		
GARAGE DOOR	Open 5yr	REPLACED

Susan Beirne, M.S
Realtor Associate

Utility Information

Address: 558 HANDFALL LANE
COWROE, TEXAS 77302

Utility Company	12 month average
Electric: <u>ENTERGY</u>	<u>\$140⁰⁰</u>
Gas: <u>CENTERPOINT</u>	<u>40⁰⁰</u>
Water: <u>EAST PLANTATION U.D.</u>	<u>55⁰⁰</u>
Other (WATER & SEWER)	

My Top 10 Favorite Things About this Home

1. FRONT PORCH
 2. LUSH VEGETATION THROUGHOUT NEIGHBORHOOD
 3. NUMEROUS FAMILIES AND CHILDREN
 4. SCHOOLS IN NEARBY PROXIMITY
 5. LARGE & NUMEROUS CLOSETS
 6. EASY CARE FLOORING
 7. LARGE GARAGE ~~GOOD~~ WITH WORKSHOP ATTACHED
 8. OPEN AREA KITCHEN, BREAKFAST & DEN
 9. ONE STORY
 10. VERY CLOSE TO SHOPPING, RESTAURANTS
GROCERIES & MEDICAL FACILITIES
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