



TOP 10 THINGS I LOVE ABOUT MY HOME

Property Address: 7415 Wedgewood Dr, Magnolia, TX 77354

1. Large Lot
2. Friendly Neighbors
3. Country Feel
4. Close to Shopping
5. Close to The Woodlands
6. Large Garage
7. Energy Efficient
8. Quiet
9. Deer and Wildlife
10. Wide Driveway

UPDATES AND IMPROVEMENTS



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DESCRIPTION	DATE	
Quartz Countertops	February 2023	
Entire House Painted	February 2023	
New Carpet & Tile Floors	February 2023	
Driveway Widened	June 2022	
Generator ATV Switch	April 2022	
Gazebo/Patio Cover	March 2022	
New Roof	June 2021	
Air Return Primary Bedroom	June 2021	
Garage Door Opener	June 2021	
New Gutters	February 2021	
New Electrical Panel	January 2018	
AC/Furnace	August 2016	
New Windows	April 2016	



UTILITY INFORMATION

Property Address: 7415 Wedgewood Dr, Magnolia, TX 77354

UTILITY	MONTHLY AVG.
ELECTRIC	\$150
GAS	N/A
WATER/SEWER	\$50
WASTE MGMT	\$32

AGE OF MECHANICALS



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MECHANICALS	APPROXIMATE AGE
A/C #1	7 Years
A/C #2	
A/C #3	
WATER HEATER #1	
WATER HEATER #2	
WATER HEATER #3	
WATER SOFTENER (IF APPLICABLE)	
FURNACE #1	7 Years
FURNACE #2	
FURNACE #3	
OVEN(S)	9 Years
COOKTOP	
DISHWASHER	4 Years
MICROWAVE	4 Years
BUILT-IN REFRIGERATOR (IF APPLICABLE)	
POOL PUMP	
POOL FILTER ASSEMBLY	
POOL HEATER	
POOL PLASTER	