

27 S. Dulcet Hollow Circle

Monthly Utility Costs

Utility	Low	Average	High
Electric	\$85.13	\$180.19	\$284.69
Natural Gas	\$22.80	\$40.58	\$91.81
Water	\$37.38	\$70.98	\$106.07

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Improvements and Recent Updates

over \$125,000 in improvements

Interior paint—2023 and 2022
Garage door openers—2023
Roof replacement—2022
Air purifier filtration system—2022
Professionally re-designed and landscaped backyard—2021
Replaced all ceiling lights to LED—2021
Water heaters (2) replaced—2016
Dishwasher and microwave replaced—2016
Extended patio pavers, Hot Springs Aria hot tub installation—2015
Designer wall treatment in study and guest bath—2015
Custom-built closet system and hardwood flooring in primary closet
Wrought iron stair balusters
HVAC system replacement (downstairs)—2013
Furnace replacement (upstairs)—2013

Other Notable Features

Open living spaces and high ceilings
Hardwood floors in main living area
Enclosed first-floor study
Formal dining with built-in buffet and storage
Butler's pantry with wine refrigerator and storage
Double ovens ▪ 4-burner gas cooktop
5 bedrooms ▪ 4 full bathrooms
First-floor primary bedroom ▪ First-floor full guest suite
Laundry room with sink
Spacious upstairs game room
All bedrooms with walk-in closets
Double-pane windows ▪ Lighting and plumbing fixture upgrades
Covered back patio ▪ Additional shaded arbor
Mosquito mist system ▪ French drains ▪ Pot watering system
Terminix termite service pre-paid through 2023

Community Amenities

Sterling Ridge Park and Ride—less than 1 mile away
YMCA and Mitchell Public Library—less than 1 mile away
The Woodlands Country Club—Player Course—1 mile away
Sterling Ridge Village Center and Indian Springs Village Center—2 miles away
HEB Indian Springs, Trader Joe's and Starbucks—2 miles away

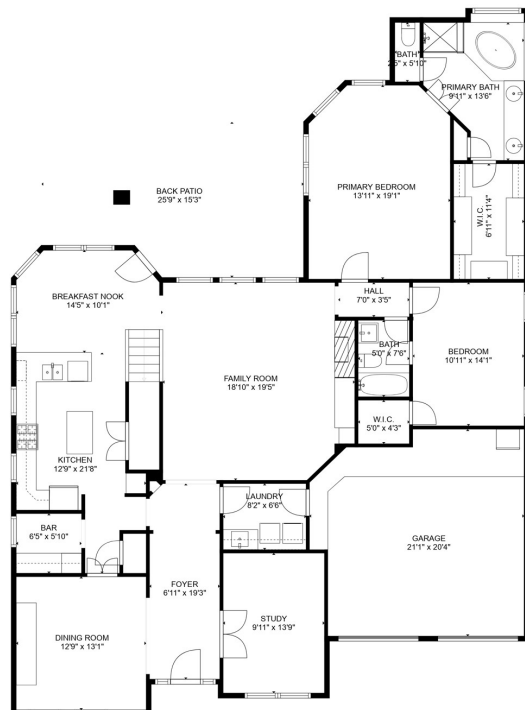
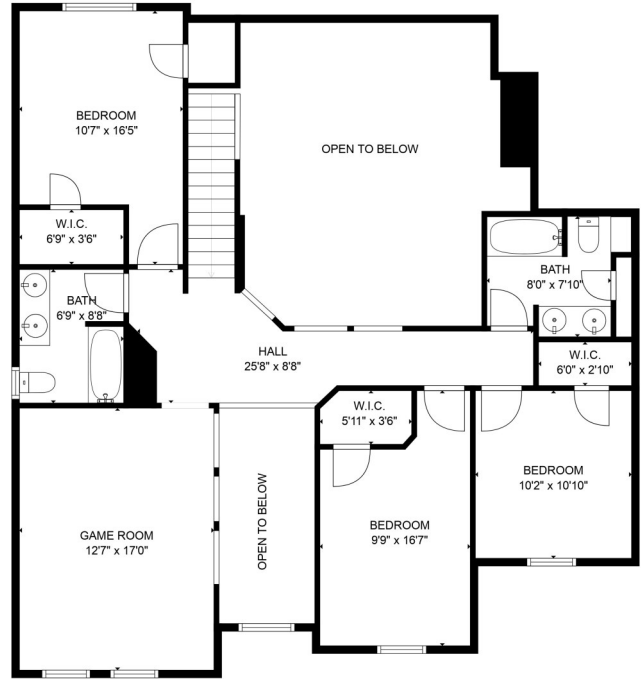
Coulson Tough (K-6) ▪ McCullough Junior High (7-8)
The Woodlands High School 9th Grade (9) ▪ The Woodlands High School (10-12)
walking and biking distance to Coulson Tough and TWHS 9th grade campus

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Floorplan

See more online
 at
27DulcetHollow.com

SECOND FLOOR



FIRST FLOOR

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.