



PROPERTY ADDRESS: 115 Pine Shadows Dr., Taylor Lake village, TX 77586

HOMEOWNERS ASSOCIATION NAME: Timber Cove Civic Club

HOA NUMBER: Unknown

MAINTENANCE FEES: \$ 125 PER MO X YR

AVERAGE UTILITY BILLS:

ELECTRICITY: \$ 200 GAS: \$ 25 WATER: \$ 30

INSURANCE:

HOMEOWNERS: \$ 5400 WINDSTORM: \$ 0 FLOOD: \$ 700

WHAT IS THE AGE (IN YEARS) OF:

Roof:	<u>5</u>	A/C	<u>8</u>	Furnace:	<u>5</u>	Water Heater:	<u>9</u>
Dishwasher:	<u>9</u>	Stove:	<u>9</u>	Oven:	<u>9</u>	Carpet:	<u>3</u>
Other Flooring:	<u>3 to 9</u>	Interior Paint:	<u>0</u>	Exterior Paint:	<u>5</u>	Fence:	<u>1 to 8</u>

TYPE OF PLUMBING & AGE: Pex, mixed age 3-9 yrs

TYPE OF POOL: _____ HEATED? _____

WHO SERVICES POOL: _____

TRASH DAYS: Tuesdays and Fridays

WHO SERVICES TRASH? Taylor Lake village



IS THERE ANY ADDITIONAL INFORMATION THE NEXT OWNER SHOULD KNOW? WHY DO YOU LOVE THIS HOUSE?

This is a great family home with both open concept living on the main floor and secondary spaces for privacy in master suite and upstairs in the bonus recreation room. It has been lovingly remodeled using high quality materials and thoughtfulness of design and functionality. The chef's kitchen is the heart of the house, ready to fill hungry bellies and make memories. The Canadian granite, stone quartz backsplash, and built in corner benches are favorite features. The home has a wonderful large yard and garden planted to attract birds and pollinators. The kids playhouse is ready for new little ones to spend hours of imagination time with friends. The neighborhood is the best around, with close knit families and great amenities such as the pool and park nearby and access to some of the best schools in Texas. Other features include recent LP Smartside siding, recent remodeling of the upstairs jack and jill bathroom, slate tile in the living area and master bath, LVP flooring in the high traffic main living areas for years of wear-free use, his and hers closets in the Master suite and large closets in all other bedrooms, built in shelving and cabinets in the recreation and mud rooms and a lovely balcony off the second story. The garage has a back door for easy yard access. Note- the A/C unit in the garage is non-functional and conveys as-is. French drains help to keep water flowing out of the yard. This house did not flood in either Hurricane Ike or Hurricane Harvey.

Improvements – 115 Pine Shadows Dr

Roof

Pewter Gray HD – 2018 – Bay Area Roofers

7 Year transferable no leak & Workmanship Warranty

Siding and Exterior Paint

LP Smart Siding and LP Smartside Trim – 2018 – Bay Area Roofers

Brick Painted – 2018 – Bay Area Roofers

HVAC

A/C Unit - RUUD – 2015 – Cother Inc. – 10 year Warranty

Gas Furnace – 2018 – RUUD – Cother Inc – 10 Year Warranty

Remodel

Front deck rebuild – 2022 – Wilhelm Construction

Upstairs Bathroom full remodel – 2021 – Wilhelm Construction

Carpet – 2 upstairs bedrooms – 2020 – My Flooring America

Master Bedroom & Bathroom full teardown and remodel – 2019 – Wilhelm Construction

Flooring – Slate and LVP (living room, hall, stairs, office, master bedroom, master bath) – 2019

Sunken living room subfloor replacement – 2019 – Nagel Construction

Kitchen full teardown and remodel, all appliances – 2014 – Rick O's Enterprises

Laundry Room, half bath – 2014 – Rick O's Enterprises

Fireplace brick, built-ins – 2014 – Rick O's Enterprises

Structural Framing – 2013 (Engineer plan/inspection by Frame Studio), 2014 work by Rick O's

Upstairs flooring (bamboo) and playroom with built-ins, carpet in bedrooms- ~2010

Windows - ~2009

Pergola - 2008

Other

Garage Door Opener – 2018

Water Heater - 2014

Chimney Inspection and Cleaning – 2013

Plumbing – replaced through much of the home during remodels – Bay Coast Plumbing