

What Buyers Want to Know

Property Address:	3630 Colorado Bemd Drive ; Katy TX 77494
Subdivision:	Fort Bend County

Build Date	11/13/2020
Last Year's Taxes	\$ 7291.73
HOA Name/Dues	Tamarron HOA; \$1,550 per year

What is the age of the:

A/C Unit 1: 2.5 yrs	Heater/Furnace 1: 2.5 yrs
A/C Unit 2:	Heater/Furnace 2:
Water Heater: 2.5 yrs	Dishwasher: 2.5 yrs
Stove/Oven: 2.5 yrs	Cooktop: 2.5 yrs
Microwave: 2.5 yrs	Garbage Disposal: 2.5 yrs
Carpet: Tiles Porcelain 2.5 yrs	Other Flooring: 2.5 yrs
Interior Paint: 2.5 yrs	Exterior Paint: 2.5 yrs
Roof: 2.5 yrs	Fence: 2.5 yrs
Pool/Spa:	Poo/Spa Equipment:

Are the following items gas or electric:

Heater/Furnace: Electric	Water Heater: Gas
Dryer Connection: Electric	Oven: Gas
Cooktop: Gas	Fireplace:

Average Utility Bills:

Electricity High: 1095 KWH	Electricity Low: 271 KWH
Gas High: 55 ccf	Gas Low: 5 ccf
Water High: 30	Water Low: 1.9
Trash: Part of HOA Fees	

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Schools

Elementary:
Middle/Junior High:
High School:

Recent Upgrades/Updates:

After move upgrades includes throughout Porcelain Tiles, Delux Front Entry Door, Entrance & Patio Tiles, Automated Shade at Patio, Custom backyard landscaping, Cabinet knobs, upgraded light fixtures and ceiling fans, Alexa compatible light switches, Garage Flooring epoxy and shelving, Custom Blinds,

What have you loved about your home?

Location and view, high ceiling , neighbourhood and community, Community center and Gym and swimming facility, proximity to shopping and groceries, movie theaters and hospital, Lake view from living room and master bedroom, patio and many other features in the house.