



UPDATES AND IMPROVEMENTS

Property Address: 17606 Sorrel Ridge Drive, Spring, TX 77388

DESCRIPTION	DATE	
Sunroom ceiling fan	2023	
Ductwork	2022	
All new heating & cooling	2022	
Solar screens	2022	
Dishwasher	2020	
Ring doorbell	2020	
Tile flooring	2020	
Widened doorways to bedrooms & bathrooms	2020	
Grab bars in bathrooms	2020	
Door hinges that allow extra 2" opening	2020	
Water Heater	2019	



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 17606 Sorrel Ridge Drive, Spring, TX 77388

1. Safe neighborhood
2. Family friendly community
3. Spacious with 2 living areas
4. 5 bedrooms & 2.5 baths
5. Open concept
6. Large laundry room
7. Great schools!
8. Floor to ceiling windows - GREAT lighting & view of backyard
9. Single story, spacious, light & airy
10. Office or mud room connected to garage entry/side door



AGE OF MECHANICALS

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MECHANICALS	APPROXIMATE AGE
A/C #1	2 years
A/C #2	2 years
WATER HEATER #1	5 years
WATER HEATER #2	
WATER SOFTENER (IF APPLICABLE)	
FURNACE #1	2 years
FURNACE #2	2 years
RING DOORBELL	3 years
OVEN(S)	
COOKTOP	
DISHWASHER	3 years
MICROWAVE	
BUILT-IN REFRIGERATOR (IF APPLICABLE)	
POOL PUMP	
POOL FILTER ASSEMBLY	
POOL HEATER	
POOL PLASTER	



UTILITY INFORMATION

Property Address: 17606 Sorrel Ridge Drive, Spring, TX 77388

UTILITY	MONTHLY AVG.
ELECTRIC	\$204
GAS	\$25
WATER/SEWER	\$33
WASTE MGMT	\$89