Special Features & Updates

PROPERTY ADDRESS: 10 Glentrace Circle, The Woodlands, Texas 77382

CHARACTERISTICS

BUILDER & YEAR BUILT: Meadowlark **SQUARE FOOTAGE:** 4270 SQFT

BEDROOMS: 5 #FULL BATHS: 3 #HALF BATHS: 1 #CAR GARAGE: 3

ADDITIONAL HELPFUL INFORMATION

HVAC HOW MANY UNITS? 2 AGE OF UNIT(S): 2021, 2017 DATE LAST SERVICED: 2023

HOT WATER HEATER HOW MANY UNITS? 1 AGE OF UNIT(S): unknown ELECTRIC OR GAS? gas

ROOF TYPE OF ROOF: composition AGE OF ROOF: 8 years PREVIOUS LEAKS: ☐ YES ☑ NO

POOL/SPA ☑ YES ☐ NO DATE INSTALLED: 1999 HEATED? ☑ YES ☐ NO FUNCTIONAL? ☑ YES ☐ NO

INSTALLER: unknown RE-SURFACED? ☐ YES ☑ NO DATE RESURFACED: _____

TERMITES HAS THE HOME EVER BEEN TREATED FOR TERMITES? ☐ YES ☑ NO DATE TREATED: _____

IF TREATED, WAS IT PREVENTATIVE? ☐ YES ☐ NO IS THERE AN EXISTING WARRANTY? ☐ YES ☑ NO

FOUNDATION HAS FOUNDATION WORK BEEN DONE? ☐ YES ☑ NO DATE: _____ WARRANTY? ☐ YES ☑ NO

GENERATOR HAVE A GENERATOR? ☐ YES ☑ NO SERVICE/MAINT. SCHEDULE ☐ YES ☐ NO DATE SERVICED: _____

AVERAGE UTILITY COST ELECTRICITY: approx $250/mo GAS: approx $40/mo WATER: approx $100/mo

NOTABLE FEATURES & UPDATES

- Meadowlark custom home with high end mill work, backs to greenbelt/ reserve
- Kitchen has all stainless appliances, 5 burner gas cooktop (1 year old), dishwasher (1 year old)
- refrigerator (5 years old) microwave, white porcelain double sink, granite counter tops
- Living room with fireplace, dining room with fireplace, office with built in cabinets & plantations
- All bathrooms updated with granite etc. new fixtures, lights in 2019
- Fresh paint throughout interior and exterior
- Stunning circular entry foyer with circular staircase
- Large master suite with sitting area and two walk-in closets
- Gameroom upstairs with built in cabinets and large walk-in closet
- Air conditioned Texas basement
- 3 car garage with epoxy finish, Garage-Tek garage system, 2 auto garage door openers
- Pool with spa and waterfall feature
- Laundry with gas and electric hookups
- Wired alarm system
- Automatic lawn sprinkler system and Low voltage lights
- Schools: Elementary-Buckalew, Middle- Mitchell, High -TWHS
- Floor: Italian wood-look tile, Second floor: carpet