

### What Buyers Want to Know

Property Address:	10418 Hundo Hill Road
Subdivision:	Winchester Country Trails

Build Date	1991
Last Year's Taxes	\$ 8525
HOA Name/Dues	Winchester Country Trails Maintenance Association / \$500/yr

#### What is the age of the:

A/C Unit 1: 5 yrs	Heater/Furnace 1: 5 yrs
A/C Unit 2: 6 yrs	Heater/Furnace 2: 6 yrs
Water Heater: ~10 yrs	Dishwasher: 13 yrs
Stove/Oven: 13 yrs	Cooktop: 13 yrs
Microwave: 13 yrs	Garbage Disposal: 13 yrs
Carpet: 2 yrs	Other Flooring: wood-20y; tile-20yr
Interior Paint: 8 yrs / 2 yrs	Exterior Paint: 5 yrs
Roof: ~15 yrs	Fence: 10-15 yrs
Pool/Spa: 20 yrs	Pool/Spa Equipment: 20 yrs

#### Are the following items gas or electric:

Heater/Furnace: gas	Water Heater: electric
Dryer Connection: both	Oven: electric
Cooktop: gas	Fireplace: gas

#### Average Utility Bills:

Electricity High: \$203.72	Electricity Low: \$35.67
Gas High: \$83.88	Gas Low: \$22.80
Water High: \$116.60	Water Low: \$42.66
Trash: Part of HOA Fees	

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**Schools**

Elementary: <i>Bang</i>
Middle/Junior High: <i>Cook</i>
High School: <i>Jersey Village</i>

**Recent Upgrades/Updates:**

renovated kitchen with custom cabinets; new carpet with plush/upgraded pad (2021); updated paint all upstairs, in primary room and bathroom, and in downstairs powder room; deck with hot tub (2001).

**What have you loved about your home?**

custom designed and built home; hard wood flooring throughout downstairs living; tile in kitchen, laundry and breakfast room; laundry shoot from upstairs jack and jill bathroom to laundry room; unfinished room above detached garage; crown moulding throughout; custom doorframe moulding; low traffic area on cul-de-sac street; amenities of pool, tennis/pickleball courts, playground; single-family owned since original build; large trees in backyard/shaded.