

Property Highlights, Upgrades & Exclusions:

10813 S Lake Mist Lane

Property Overview:

- Year Built: 2006
- 1,872sqft
- Bedrooms: 3 Bathrooms: 2 full 1 half
- 2 car detached garage
- No rear neighbors
- Lake Conroe access
 - Boat Ramp & Boat Slips
- Community pool!

Home Improvements Completed by Current Owner:

INTERIOR:

- Kitchen
 - Upgraded faucet
 - Dishwasher (2022) Gas range (2017)
 - Kitchen pulls added
- Accent wall, where fireplace is located, recently painted
- Faucets upgraded throughout
- Lighting upgraded in the foyer, breakfast nook, and bathrooms
- Ballard chandelier added above stairs
- Door knobs upgraded throughout
- Fans upgraded throughout (2021)
- Water softener system
- New 3.5-ton evaporator coil installed with all upgrades. System sealed with mastic, pulled vacuum and recharged. (2018)

EXTERIOR:

- Entire exterior of home painted and re-caulked (2017)
- NEW fence! (2020)
- Fence on left side of home moved up 10' to capitalize on backyard space

Exclusions:

Kitchen refrigerator & Baby monitor

Seller willing to convey to buyer:

Washer & Dryer, Stock Tank Pool, Wine Fridge, Backyard Furniture, 2 Front Porch Chairs, & Backyard Shed

*NOTICE to BUYER: This form has been completed solely by the seller(s). Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. *

seller _____

Christopher Poole
 dotloop verified
 08/03/23 10:29 AM CDT
 BFU3-D0WV-TKPS-OQEC

buyer _____

seller _____

Amanda Poole
 dotloop verified
 08/03/23 11:12 AM CDT
 B4OT-RPFO-KAT1-1LVI

buyer _____