



PROPERTY IMPROVEMENTS

IMPROVEMENT	YEAR
✓ Professional Landscaping	2020
✓ Yard Grading, Sod & Rockscape	2020
✓ Gutters at Entire Home	2021
✓ 220 Plug at Garage for an EV	2021
✓ 14-Zone Sprinkler System	2022
✓ Home Filtration System	2022
✓ Ultraviolet UV Sanitizer on System Feeding Bedrooms	2022
✓ Carpet & Tile Professionally Cleaned & Sanitized	2023



AVERAGE MONTHLY UTILITIES

UTILITY COMPANY

MONTHLY AVERAGE



Electricity..... \$250-\$350 - summer



Natural Gas..... \$75



Water..... \$180-\$220 - summer

NEIGHBORHOOD HIGHLIGHTS

- ✓ Gated Development
- ✓ Trail System
- ✓ Neighborhood Pool, Tennis Courts
- ✓ Competitive Tax Rate
- ✓ Custom Home Development



PRIME LOCATION

- .08 Miles to Bluejack National Golf Course
- 3 Miles to Tomball Parkway
- 7 Miles to Grocery Shopping
- 18 Miles to Lake Conroe
- 10 Miles to Historic Downtown Montgomery
- 50 Miles to The Heart of Downtown Houston

