

### What Buyers Want to Know

Property Address:	11015 Pierce Valley Dr, Richmond, TX 77406
Subdivision:	Canyon Lakes at Westheimer Lakes

Build Date	2005
Last Year's Taxes	\$
HOA Name/Dues	Crest Management

#### What is the age of the:

A/C Unit 1: Original	Heater/Furnace 1: Original
A/C Unit 2: -	Heater/Furnace 2: -
Water Heater: Original	Dishwasher:
Stove/Oven:	Cooktop:
Microwave:	Garbage Disposal: Original
Carpet: N/A	Other Flooring: -
Interior Paint: 2018	Exterior Paint: 2023
Roof: 2023	Fence: Original / 2022
Pool/Spa: -	Pool/Spa Equipment: -

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

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

#### Average Utility Bills:

Electricity High: \$200	Electricity Low: 100
Gas High:	Gas Low:
Water High: \$75	Water Low: 425
Trash: Part of HOA Fees	yes

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**Schools**

Elementary:	Bentley Elementary
Middle/Junior High:	DEAN LEAMAN JH
High School:	Fulshear HS

**Recent Upgrades/Updates:**

- roof- new 3-tab roof from hail damage in April 23'
- updated lighting in Bathrooms, hallway, kitchen
- upgraded alarm system

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

- Size of kitchen
- Size of Master Bedroom
- Beautiful lighting
- People in neighborhood.