



Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

Fabulous designer kitchen!
and walk in pantry
The gardens & fountain!
Garage storage!
Dining views!

The Hannover's



713.705.0400 | Griffin-RealtyGroup.com | 2201 Lake Woodlands Dr. The Woodlands, TX 77380





Simply Exceeding Expectations

RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
fountain & electrical installation	2 years	1500
antique gate & installation	2 years	2000
annual flush hot water system	June every year	300
Sence stained	1 year	500
trees cabled	1 year	500
shrubbery & landscaping	ongoing	1500
sprinkler repairs	this year	260





Simply Exceeding Expectations

Additional Seller Information

Neighborhood Information

Is your home part of an H.O.A.? Yes HOA Dues: \$1300

Additional Subdivision fees (If applicable): -

HOA Name: Inframark

HOA Number: 281-870-0585

Is your home on a golf course? - What Hole: -

Golf Course Name: -

Does your community have a pool? Yes How Many: 1

Additional Neighborhood Ammenities: pickleball, playground, and club house.



Home Information

Which direction does your front door face: SW

Do you have a Pool? - Pool Material: - Age of Pool: -

How deep is your pool? - Is your pool Heated? -

Is your pool Salt or Chlorine? -

Age of Exterior Paint: 2 Age of Interior Paint: 2

Roof Type: Composition Roof Age: 2

Interior Features/Materials:

Floors (circle all that apply): Hardwood Tile (Vinyl) Stone Laminate (Carpet)

Kitchen Countertop Material: Granite

Primary Bath Countertop Material: Corian

Secondary Bath Countertop Material: Corian

Appliances/Connections:

Oven Type: (Gas) or Electric Age of Stove or Oven: 2

Dishwasher: Age: 2 Color: stainless steel

Microwave: Age: 2 Color: stainless steel

Dryer Connections: Gas or Electric or Both

HVAC:

A/C unit: Gas, Electric Qty: 1 Age: 2

Heater/Furnace: Gas or Electric Qty: 1 Age: 2

Water Heater: Tankless? yes Qty: 1 Age: 2

Additional Appliances: /

Additional Features: /

Green/Energy Certifications: /



Simply Exceeding Expectations

UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
JAN 2023	\$ 115	\$ 94	\$ 71	\$ 280
FEB 2023	\$ 97	\$ 79	\$ 73	\$ 249
MARCH 2023	\$ 85	\$ 82	\$ 88	\$ 255
APRIL 2023	\$ 92	\$ 50	\$ 96	\$ 238
MAY 2023	\$ 107	\$ 44	\$ 101	\$ 252
JUNE 2023	\$ 200	\$ 44	\$ 160	\$ 404
JULY 2023	\$ 215	\$ 48	\$ 221	\$ 484
AUG 2023	\$ 236	\$ 50	\$ 206	\$ 492
SEPT 2023	\$ 219	\$ 40	\$ 198	\$ 457
OCT 2023	\$ 149	\$ 50	\$ 138	\$ 337
NOV 2023	\$ 107	\$ 41	\$ 103	\$ 251

*All figures indicated above were provided by the homeowners. Griffin Realty Group, Keller Williams – The Woodlands, or any of its agents, hereby make no claim or representation that the data above is accurate. Furthermore, it must be made clear that future utilities expenses may not be consistent with the shown data. Utility expenses are greatly determined by individual homeowners lifestyle as well as raw cost providing such utilities. Buyer should research utilities and services on their own.





Simply Exceeding Expectations

CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: Endergy Phone: 800-368-3749
Sewer: _____ Phone: _____
Water: TNG Phone: 281-350-2895
Cable: Optimum Phone: 866 659 2861
Trash: _____ Phone: _____
Natural Gas: Unigas Phone: 281 252 6700
Phone Company: _____ Phone: _____
Alarm Service: ADT Phone: _____
Pool Service: _____ Phone: _____
Yard Service: _____ Phone: _____
Propane: _____ Phone: _____
Pest Control: Bulwark Phone: 281-668-4930
Septic Maintenance: _____ Phone: _____
Trash Day & Recycling Day(s): Tues trash Fri Recycling & Trash
Mailbox Cluster Location and Mailbox Number: Cluster 3 Box 2

