

Selling FEATURES

5111 Whittier Oaks Dr., Friendswood, TX 77546

Exclusions: Humidor

Recent Upgrades

Generac Generator - November 2023

Front Walk & Back Patio - 2023

Per Seller Home was completed remodeled between 2017/2018

Pex Plumbing

All Electrical Wiring (including outlets, switches & fixtures)

HVAC, Ductwork & Insulation

All Sheetrock, Baseboards & Insulation Throughout the Home

Venting in the Roof

Low-E Windows Throughout the Home

(including emergency exit on front windows)

Gas F/P rebuilt on the interior

All Kitchen Appliances

Custom Cabinets, Quartz Countertops & Brass Sink in Kitchen/Wet Bar

Custom Cabinets, Countertop, Sink & Tub/Shower in Bathroom

Tile, Vinyl Plank & Brick Flooring

Hardi-Plank on the Exterior

30 AMP for RV

**Information provided by Seller is to the best of their knowledge.

Average Monthly Utilities

Electric High \$300 / Low \$80

Gas: High \$35 / Low \$31

Water: High \$169 / Low \$169



THE CHRISTY BUCK REAL ESTATE TEAM