



CHRISTIAN MEACHAM
REAL ESTATE TEAM

Features Loved Most by Owners

We love the location, the natural view out ^{of} the back yard, nothing but nature and beautiful landscape. We also enjoy having coffee down by creek to the side of our house. We enjoy living on a culdesac and in a gated community. We love entering our double iron doors. We also enjoy cooking outside on our grill and preparing on our outdoor kitchen. We love cooking or prepping in our indoor kitchen and our GE Monogram Appliances. Also love our wine fridge and our 6 burner chef's gas cook top. We've also enjoyed our 4 car garage. We both love to shower in our master bathroom ^{River} rock bottomed shower.

Love that our hot water never
runs out. Even when we have
company, no one has every complaint



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Updates & Improvements

Upgrade/Repair/Renovation	Date Completed	Amount Spent
Upgraded to crown moulding in the living area	2014	\$1,000.
Chair rail in Kitchen	2014	↳ TTL.
Added Built in book case and granite top and lighting	2014	\$2,000.00
Garage Flooring on all (epoxy)	2012	\$5,000.00
Replaced microwave	2018	\$700.00
Replaced Outdoor Grill	2016	\$450.00
Added Carve Stone to back patio	2015	\$1,500.00
Updated Sprinkler System Controller	2023	\$250.00
Had New Furnace installed	December 2023	\$7,900.
Joints (expansion) replaced in front driveway & sidewalks	2023	\$1,200.
Replaced Sprinkler System Vacuum Breaker Backflow preventer	2021	\$300.00
A/C System check & Tune up	2023	\$350.00
Plantation Shutters	2012	\$2450.00
New LED lights in Master closet	2024	\$575.00

TOTAL \$17,375



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Additional Home Information

Property Address: 8343 Caroline Ridge Dr. Year Built: 2012

HOA Information

HOA Management Company: Spectrum Assoc. Mgmt.

HOA Annual Dues: \$1190⁰⁰ Additional Subdivision Fees: \$700.00 / Fairway Crossing Gated
TOTAL: \$1890/yr.

Does your community have a pool? Yes / No How many? 2

Golf Course Yes / No Golf Course Name: Golf Club of Houston

Is your home located on a course hole? Yes / No \$9 on the member's course

Is there a Recreation Center? Yes / No

Other HOA Information:

- Workout Center
- Tennis Courts
- Exercise / Play Area
- Ball Fields
- Various Clubs and Activities

Interior

Types of Floors: Tile Wood Carpet / Stone / Laminate Other _____

Kitchen Countertop Material: GRANITE

Primary Bath Countertop Material: TRAVERTINE

Secondary Bath Countertop Material: GRANITE AND TRAVERTINE

Fireplace: Gas or Wood Burning

Other Interior Information:

Exterior

Siding/ Brick Stucco Stone / Hardy Board / Wood Siding

Roof Type: Composite

Age: 11 yrs.

Other Exterior Information:

BACKYARD IS FENCED

Pool Information

N/A

Pool: Yes/ No Type: Salt/ Chlorine How Many Gallons? _____

Spa: Yes/ No Heated Pool & Spa: Yes/ No

Pool Material: _____ Pool Depth _____

Age of Pool: _____

Age of Exterior Paint: _____ Age of Interior Paint: _____

Other Pool Information:

N/A

Schools:

Elementary Fall Creek Elementary & Autumn Creek Elementary School

Middle Wood Creek Middle School

High Summer Creek High School

Additional Neighborhood Amenities: Nearby

Big Rivers Waterpark

Top Golf

Kingswood Medical Center

Lake Houston Wilderness

Memorial Hermann N.E. Hospital

House Components

Water Heater(s): Tank or Tankless Electric/Gas

Water Heater Age: 11 yrs. How Many? 2

HVAC Age: 11 yrs. How Many Units? 2

Heat Source: Electric/Gas Age: 11/0 (new)

Dryer Connection: Electric Gas Both

Oven Type: Gas Electric Oven Age: 11 yrs.

Stove Type: Gas Electric Stove Age: 11 yrs.

Dishwasher Age: 11 yrs. Microwave Age: 5 yrs.

City Sewer or Septic Public Water or Well

Foundation: Slab or Pier & Beam

Which direction does your front door face: West

Other House Information:



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Service Providers

Electric	Shell Energy
Natural Gas	Center Point
Propane	N/A
Water	WCID 96
Septic	N/A
MUD	WCID 96
Trash	Included in HOA
Phone Company	Owner's Choice (AT&T)
Alarm Service	ADT
Cable Provider	COMCAST
Internet Provider	COMCAST
Pest Control	FullScope Pest Control
Yard Maintenance	B G's LAWN SERVICE
Pool Maintenance	N/A

Trash & Recycling Day Wednesday & Saturdays (trash only)
(Both)

Mailbox Location & Number #11 Between 8143 & 8203
Caroline Ridge Dr.



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Seller Exclusion List

Items

Location

Refrigerators(s), Washer/Dryer

Garage

Built in Kitchen Equipment (pot racks, microwaves, etc.)

Ceiling Fans, Light Fixtures, Attic Fans

Plumbing Fixtures, Water Softener, Central Vacuum System

Flat Screen TV mounted on Walls & Brackets

Satellite Dish, Speakers, Projectors, Media Equipment

Security, Fire Equipment, Carbon Monoxide Detectors

Media Room Equipment

Curtains, Rods, Draperies, Valences, Window Treatments

Mirrors Fixed in place, Decorative Mirrors in Bathrooms

In the MASTER Bedroom

Wall Sconces, Metal Work, Decorative Art

Bookshelves

Built-In Furniture

Fireplace Screens, Gas Logs, or Rocks

Garage Door Opener & Controls

Workbench or Shelves in Garage/Storage Areas

Permanently Installed Outdoor Cooking Equipment

Shrubby Plants, Potted Plants

Playground Equipment, Fountains, or Yard Art

Media Room Equipment

Other

No Items Excluded