

# SELLER'S UPGRADES

18 HIGHLAND CIRCLE, THE WOODLANDS, TEXAS 77381

<b>UPGRADE</b>	<b>YEAR</b>	<b>COST</b>
CUSTOM POOL GUARD / CHILD SAFETY NET		\$3,500
BRICKS AROUND POOL		\$6,000
SHUTTERS IN STUDY		\$3,500
MOSQUITO SYSTEM		\$2,000
GARAGE DRY WALLED IN, NEW ATTIC LADDER, FOAM INSULATION, LARGE STORAGE AREA ADDED ABOVE GARAGE AND EPOXY FLOORING		\$20,000
HVAC REPAIR / CONDENSER		\$3,000
CUSTOM BABY / PET GATES ON TOP AND BOTTOM OF STAIRCASE		EST \$1,000

**TOTAL UPGRADES: OVER \$36, 000**

ALL NUMBERS ARE PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# SELLER'S HIGHLIGHTS

18 HIGHLAND CIRCLE, THE WOODLANDS, TEXAS 77381

"LOCATION"

"ACCESS TO PLAYGROUNDS, WALKING TRAILS, PONDS, TENNIS  
& BASKETBALL COURTS"

"CLOSE PROXIMITY TO TOWN CENTER, SCHOOLS, GROCERY  
STORES, WOODLANDS MALL & MEDICAL FACILITIES"

"RELAXING POOL AND BACK YARD"

"QUIET NEIGHBORHOOD"

# SELLER'S AVERAGE MONTHLY UTILITY BILLS

18 HIGHLAND CIRCLE, THE WOODLANDS, TEXAS 77381

<b>MONTH</b>	<b>YEAR</b>	<b>ELECTRIC</b>	<b>GAS</b>	<b>WATER</b>
<b>AVG</b>		\$375	\$60	\$162

**TOTAL MONTHLY AVERAGE UTILITY BILLS: \$597**

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# FEATURES

18 HIGHLAND CIRCLE, THE WOODLANDS, TEXAS 77381

1.	COMPLETELY UPDATED AND REMODELED KITCHEN AND ALL BATHS
2.	DESIGNER LIGHT FIXTURES
3.	IMPORTED HICKORY WOOD FLOORS
4.	PRIMARY BATH: STAND-ALONE TUB, WALK-IN SHOWER, CUSTOM CABINETS
5.	GRANITE COUNTERTOPS THROUGHOUT HOME
6.	DUAL GAS RANGE
7.	GENARAC WHOLE HOME GENERATOR
8.	2020 POOL RESURFACED / RETILED
9.	2020 CEDAR FENCE
10.	2019 ROOF AND GUTTERS
11.	MOSQUITO SYSTEM
12.	COVERED CARPORT COVERED PATIO, COVERED DECK, ADDITIONAL DECK

# CONROE ISD INFORMATION

18 HIGHLAND CIRCLE, THE WOODLANDS, TEXAS 77381

## Sally Ride Elementary:

4920 W Panther Creek  
The Woodlands, TX

## Collins Intermediate:

6020 Shadowbend Place  
The Woodlands, TX

## Knox Junior High School:

12104 Sawmill Road  
The Woodlands, TX

## The Woodlands College Park High School:

3701 College Park Drive  
The Woodlands, TX