



Simply Exceeding Expectations

TOP FEATURES ENJOYED MOST BY OWNERS

What sold me on the condo was the view of the water from my living room and master bath. Waking up to the sunrise over the tranquil water is a must see. The evening glorious sunsets sitting on the back porch will wash away any stresses of the day.

Lakeview Terrace Condominiums is a well-maintained community with a private pool for relaxation and fun in the sun.

Lake fun, anyone? Launch your boat from the convenient ramp next door and park at your back porch. Or sit on the dock and fish to your heart's content.

The master bath is beautifully renovated with double vanity sinks and a glass walk-in shower with relaxing rain head and mood lighting. You will feel like you have escaped to a spa.

Covered parking close to entrance for convenience.

Who loves Pickleball? Join the Tennis Club right next door.



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



The Country Club is optional, but I would highly recommend it. The food is exceptional and there is always something going on to get members acquainted with one another. They have games, music, clubs to join and golf!

The hand scraped wood flooring is exquisite and so low maintenance as are the stone floors. No carpet anywhere. You will also love the charming fireplace with stacked stone and rustic mantel as well as the newly remodeled French Country kitchen with quartz countertops and glass cabinet fronts to display your favorite dishes.

No matter what you have experienced in your day, the moment you see the water, you will immediately experience tranquility and calm. You can escape the world in your own paradise.



Simply Exceeding Expectations

RENOVATIONS, UPGRADES, & REPAIRS

Item	Date Completed	Cost
Kitchen renovation – French country off white cabinets and quartz countertops, dishwasher added	July, 2015	15,000
Master bath renovation – redesigned shower and 2 vanity sinks added, stone flooring	September, 2022	13,000
Complete renovation of all flooring – handscraped bamboo hardwood flooring and stone	March, 2022	10,000
All walls and ceiling scraped and retextured and painted	July, 2015	3,000
New windows and sliding patio doors	July, 2015	4,000
Window coverings	August 2015	2500
New Water Heater	February, 2021	1500
New A/C Heating unit	December, 2020	10,000



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





Simply Exceeding Expectations

UTILITIES EXPENSE SUMMARY

PREVIOUS 12 MONTHS*

MONTH / YEAR	ELECTRICITY	GAS	WATER	TOTALS
JAN 2023	\$ 79.78	'	\$ 42	\$ 121.78
FEB 2023	\$ 37.13	'	\$ 42	\$ 79.13
MARCH 2023	\$ 33.29	'	\$ 42	\$ 75.29
APRIL 2023	\$ 34.19	'	\$ 42	\$ 76.19
MAY 2023	\$ 28.20	'	\$ 42	\$ 70.20
JUNE 2023	\$ 74.68	'	\$ 42	\$ 116.68
JULY 2023	\$ 101.67	'	\$ 42	\$ 143.67
AUG 2023	\$ 106.15	'	\$ 42	\$ 148.15
SEPT 2023	\$ 123.06	'	\$ 42	\$ 165.06
OCT 2023	\$ 86.29	'	\$ 42	\$ 128.29
NOV 2023	\$ 59.13	'	\$ 42	\$ 101.13
DEC 2023	\$ 49.75	'	\$ 42	\$ 91.75

*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.



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





Simply Exceeding Expectations

Additional Seller Information

Neighborhood Information

Is your home part of an H.O.A.? Yes HOA Dues: \$409.98 mo.

Additional Subdivision fees (If applicable): April sound \$272.50 quarterly

HOA Name: Lakeview Terrace Condominiums & April sound Property Owners

HOA Number: Lakeview 936-570-0132 April sound 934-588-1188

Is your home on a golf course? NO What Hole: /

Golf Course Name: /

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

Additional Neighborhood Ammenities: _____



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



Home Information

Which direction does your front door face: West

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: ✓ Age of Interior Paint: 7 years

Roof Type: composition Roof Age: ✓

Interior Features/Materials:

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

Kitchen Countertop Material: Quartz

Primary Bath Countertop Material: _____

Secondary Bath Countertop Material: _____

Appliances/Connections:

Oven Type: Gas or Electric Age of Stove or Oven: _____

Dishwasher: Age: 9 Color: stainless steel

Microwave: Age: 9 Color: stainless steel

Dryer Connections: Gas or Electric or Both

HVAC:

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

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

Water Heater: Tankless? NO Qty: 1 Age: 2

Additional Appliances: _____

Additional Features:

Green/Energy Certifications:



Simply Exceeding Expectations

CURRENT SERVICE PROVIDERS FOR THE PROPERTY

Electricity: <u>Entergy</u>	Phone: <u>800-368-3749</u>
Sewer: <u>Hays Utility Group (combined with water)</u>	Phone: <u>936-588-1166</u>
Water: <u>Hays Utility Group</u>	Phone: <u>936-588-1166</u>
Cable: <u>n/a</u>	Phone: _____
Trash: <u>part of association fee</u>	Phone: _____
Natural Gas: <u>n/a</u>	Phone: _____
Phone Company: <u>n/a</u>	Phone: _____
Alarm Service: <u>n/a</u>	Phone: _____
Pool Service: <u>n/a</u>	Phone: _____
Yard Service: <u>n/a</u>	Phone: _____
Propane: <u>n/a</u>	Phone: _____
Pest Control: <u>Part of association fee</u>	Phone: _____
Septic Maintenance: <u>n/a</u>	Phone: _____
Trash Day & Recycling Day(s): <u>everyday</u>	
Mailbox Cluster Location and Mailbox Number: <u>102A</u>	



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

