

# 32611 PEBBLE BEND WAY Home Features

- One-story home
- Over an acre in Lake Windcrest
- Generator
- Covered front porch
- Hand-scraped hardwood floors
- Plantation shutters
- Updated light fixtures
- Study with French doors
- Open-concept living area with gas log fireplace and crown moulding
- Island kitchen with gas range and pantry
- Replaced refrigerator (2021)
- Microwave and stove replaced within the last 5 years
- Formal dining (or flex space)
- Spacious owner's retreat
- Two additional guest bedrooms share an updated full bath
- All bathrooms remodeled in 2018
- Two-car garage
- Fenced yard with covered patio
- Gorgeous pool and spa with natural rock waterfalls



mikeseder.com | 281-602-8823 | seder@mikeseder.com

26203 Oak Ridge Drive | The Woodlands, TX 77380



# 32611 PEBBLE BEND WAY

## FAQ

### FREQUENTLY ASKED QUESTIONS



#### **HVAC**

Number of Units: 2    Age of Units: 10 years    Last service date: Spring 2023

#### **HOT WATER HEATER**

Number of Units: 1    Age of Units: 2 years    Electric or Gas? Gas

#### **ROOF**    Date Installed:

Type of roof: Composition    Age of roof: 10 years    Previous leaks? No

#### **POOL/SPA**    Yes

Date Installed: 07/17    Heated: Yes    Functional: Yes

Installer: N/A    Re-surfaced: No    Date re-surfaced: N/A

#### **TERMITES**

Has the home ever been treated for termites?    Date treated:

If treated, was it preventative?    Is there an existing warranty?

#### **FOUNDATION**

Has foundation work been done?    Date:    Warranty?

#### **GENERATOR**    Have a generator? Yes

Service/maint schedule: No    Date serviced: Spring 2022

#### **AVERAGE UTILITY COSTS**

Electric: \$300    Gas: \$100    Water: \$135

