



COLDWELL BANKER
REALTY

Calvin Waida
Realtor®

Welcome Home to 220 Muirfield Pointe Way

Things we **LOVE** about this home:

1. The view from back covered patio. No back neighbors with green space.
2. Open floorplan with Family/Dining/Kitchen. Media & Study rooms.
3. Stone fireplace and outdoor patio space.
4. Spacious one-story home. All 3 bedrooms have en suite baths. Barreled ceiling in primary.
5. Proximity to elementary school, church, and Pine Market commercial area.

Things we **LOVE** about the community:

1. Close to shopping / restaurants (Love the new Harvest Market)
2. Walking/Biking trails throughout Woodforest
3. Proximity to Lake Conroe & The Woodlands
4. Both Woodforest Pools (Forest Island & Lap Pools)
5. Friendly neighborhood (Sanderling is the best)

Average Utility Bills: Estimated

	COMPANY	SUMMER AVG.	WINTER AVG.
GAS	Gas Energy LLC	59	136
ELECTRIC	Mid-South	299	151
WATER	Mid-South	146	87

Other Details:

- Mailbox # and Location: #6 mailbox at mailbox cluster on Muirfield Pointe Way
- Trash Pick-Up days: Friday
- Trash Can(s) provided? Yes
- Recycling Can(s) provided? Yes