



**25220 Ramrock Dr, Porter, TX 7365**

### **Features, Maintenance, Upgrades**

- New Roof Shingles February 2024
- 16 Seer A/C – Heat system replaced in 2019
- Digital Thermostat w/wifi capability added 2019
- 40-Gal. Hot Water Tank replaced in 2018
- Trash Disposal & replaced
- Duct work and dryer vent professionally cleaned in 2021
- SunSetter remote operated solar awning added to back covered patio
- Back patio installed with pavers
- Bar-B-Que pad installed (brick and cement) on south side of house installed
- Waterfall pond in back corner of yard installed
- Hardwood flooring installed in main living area, office, primary bedroom and hall ways
- Laminate flooring in secondary bedrooms installed
- End bank of lower Cabinetry added in Breakfast Room
- Chandelier above kitchen island installed
- Hose mount and hose conveys with home

- Shutters, blinds and window treatments installed and convey with home
- Washer & Dryer convey with home
- 2 Refrigerators convey with home
- Various outdoor flower plots convey with home
- Over-sized double garage with back yard entry (approx. meas. = 28.6' x 21.8')

#### FEATURES

- Faux limestone gas burning fireplace
- 5-burner gas stove top, wall oven and built-in microwave
- Pre-wired for speakers
- Tilt-in windows (for easy cleaning)
- Spray-in insulation and radiant barrier
- Golf course lot (16<sup>th</sup> hole of Oakhurst Golf Club)
- Whole yard sprinkler system
- Beautiful and well-maintained landscaping
- Crown Molding
- Solid wood shelves in closets
- Mailbox in front of yard

25220 Ramrock Drive, Porter, TX

### EXCLUSIONS LIST

Wall shelf in Breakfast room  
Wall shelf in secondary full bath  
Mirror in Entrance  
Staging home and wall décor  
Memo Board in secondary bedroom (used as art studio)

### INCLUSIONS LIST

Various Outdoor Planters  
Metal bird on waterfall pond  
Hose mount and hose  
Refrigerator in Kitchen  
Refrigerator in Utility Room  
Washer & Dryer in Utility Room  
Work Bench in Garage  
Pond Accessories  
Picture in Primary Bathroom that matches wall tiles  
Flooring and paint colors in attic



**OFFER INSTRUCTIONS FOR 25220 RAMROCK DR.,  
PORTER, TX 77365**

Thank you for submitting an offer. I look forward to partnering with you and have included some details below to assist in writing the offer:

**LISTING BROKER:** JLA REALTY   **LICENSE NUMBER:** 9000562  
**SUPERVISOR:** Ronnie Dees

**LICENSE NUMBER:** 0550034

**LISTING AGENT:** Shanon Royko   **LICENSE NUMBER:** 0649301

**EMAIL:** [Shanon@ShanonLRoyko.com](mailto:Shanon@ShanonLRoyko.com)  
4439 Town Ctr Pl, Kingwood, TX 77339

**CELLULAR:** 281-435-4118

**LISTING BROKER ADDRESS:**

**SELLER INFORMATION:** Susan K. Wuyts

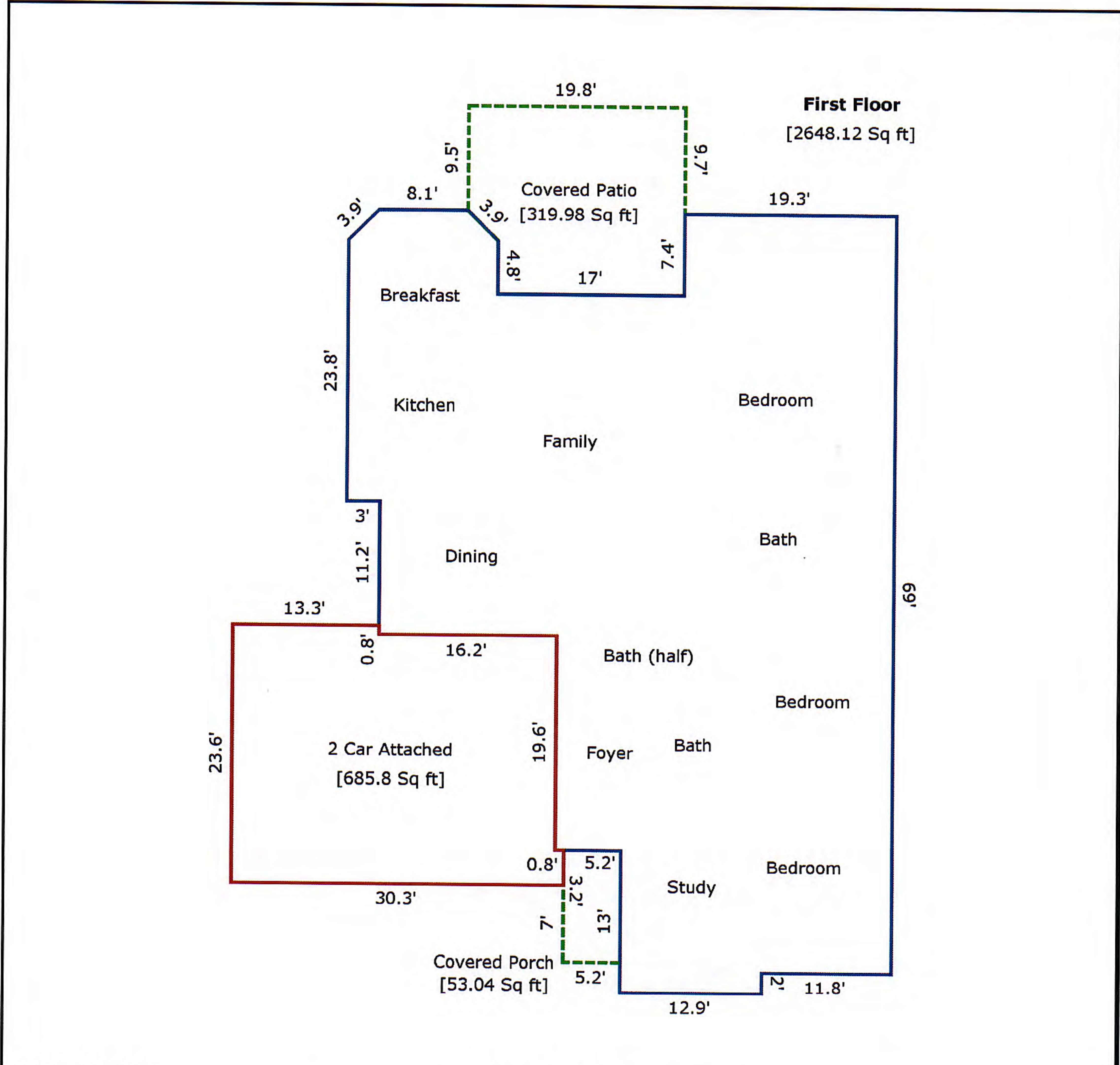
**OPTION FEE:** \$250

**OFFER SUBMISSION EMAIL:** Please submit all offers to: [Shanon@ShanonLRoyko.com](mailto:Shanon@ShanonLRoyko.com)

- Please include Pre-Approval Letter with offer and all signed addendum in attachments section in listing

## Building Sketch

Borrower	Sue & Henri Wuyts		
Property Address	25220 Ramrock Dr		
City	Porter	County	Montgomery
		State	TX
Lender/Client	Home Point Financial - Wholesale		
		Zip Code	77365



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2648.1 Sq ft	$69 \times 11.8 = 814.2$ $12.9 \times 13 = 167.7$ $18.9 \times 19.6 = 370.4$ $35.1 \times 12 = 421.2$ $38.1 \times 19 = 723.9$ $7.4 \times 7.5 = 55.4$ $13.6 \times 4.8 = 65.4$ $8.1 \times 2.8 = 22.3$ $0.5 \times 2.8 \times 2.8 = 3.8$ $0.5 \times 2.8 \times 2.8 = 3.8$
<b>Total Living Area (Rounded):</b>	<b>2648 Sq ft</b>	
<b>Non-living Area</b>		
Covered Patio	320 Sq ft	$17.1 \times 17 = 290$ $2.8 \times 9.5 = 26.2$ $0.5 \times 2.8 \times 2.8 = 3.8$
Covered Porch	53 Sq ft	$5.2 \times 10.2 = 53$
2 Car Attached	685.8 Sq ft	$23.6 \times 13.3 = 313.9$ $16.2 \times 19.6 = 317.5$ $17 \times 3.2 = 54.4$