

Property Details

3322 Ivy Mill Ln., Missouri City, TX 77459

Average bills:

Electric:	\$ <u>160</u> per month
Gas:	\$ <u>60</u> per month
Water/Sewer:	\$ <u>110</u> per month

Age of:

	Unit 1	Unit 2
Air Conditioner	5 years	5 years
Water Heater	8 years	7 years
Roof	6 years	

Updates / Unique Features:

- New roof – 2018
- Replaced HVACs (whole systems) – 2019; ducts cleaned 2021
- Wifi controlled exterior lights and sprinklers
- Metal fence repaired, painted and a new gate installed - 2022
- New wood fencing - 2021 and 2022
- Exterior pressure washed and painted - 2023
- Root barriers for the two large oak trees and ornamental pear tree – 2013 (immediately after buying the home)

Items Negotiable to Convey (must include in Non-Realty Items Addendum if buyer wants them):

- Refrigerator
- Washer/dryer
- Shelves in garage

Exclusions: none

Seller Q&A:

1. Why did you originally choose to buy this home?

Zoned to great schools, nestled in a serene environment that offers respite from the hustle and bustle of Houston, yet conveniently close to the Medical Center, Downtown Houston, and Sugar Land. Our home, built by the reputed Emerald Homes, is situated within a thriving, well-established community brimming with amenities, including multiple pools and clubhouses.

Surrounded by the beauty of nature, our home is graced by a tranquil bayou where majestic birds frequently alight. The breathtaking view of the bayou and its avian visitors from our breakfast nook is simply unparalleled.

2. What are the best features of this home?

The media room offers an exceptional space for relaxation and entertainment. Additionally, the allure of the fireplace, soaking tub, and expansive primary bedroom featuring his and hers closets enhances the comfort and functionality of the home. Importantly, the very generous backyard, overlooking the serene bayou, provides an ideal playground for children and furry companions alike.

3. What do you enjoy most about this neighborhood?

The neighborhood boasts wonderful, friendly neighbors, contributing to a vibrant and welcoming community atmosphere. The street is remarkably peaceful, providing a serene environment for residents to enjoy. Additionally, we appreciate the convenient amenities available within the community – 4 pools and many parks/trails.

4. What are your favorite nearby places for shopping, eating, and recreation?

The home is located near a golf course, nature trails and multiple parks/playgrounds. The newest playground features an adventure fort, spray ground, zipline and more. There are multiple interconnected trails in Sienna, tennis courts, golf course and equestrian facilities. There are multiple restaurants just within the Sienna corridor alone and numerous restaurants within proximity, in Missouri City and Sugarland. With the Fort Bend tollway, we can also get to Downtown, Midtown, Montrose, or Rice Village in about 25 minutes for a fun night out.