



Address: 5734 RICHFIELD PARK CT, ROSHARON, TX 77583

2002	3 BEDROOM / 2 FULL BATH/ 2 CAR GARAGE HOME SAVANNAH MEADOWS / LAKES OF SAVANNAH	1821 SQ FT
	HOME LOCATED ON CUL DE SAC WITH NICE GARDEN BACKYARD	
<u>YEAR</u>	<u>EXTERIOR HOME FEATURES &amp; UPDATES</u>	<u>NOTES</u>
2020	HVAC FULL UNIT REPLACED	GREEN TEAM AC
2019	ROOF REPLACED WITH TIMBERLINE/ ERNIE SMITH ROOF	25 YEAR GAF
2021	WATER SOFTNER SYSTEM ADDED TO HOME	CULLIGAN WATER
2023	OSHAN FOUNDATION REPAIR WORK	25 YR WARRANTY
2023	EXTERIOR PAINTING	
	<u>INTERIOR HOME FEATURES &amp; UPDATES</u>	
2023	PAINT INTERIOR DOORS AND TRIM	
	UPDATED LIGHTING THROUGHOUT HOME	
	UPDATED PLUMBING FIXURES IN BATHROOMS	
2020	REPLACED CARPET - EMPIRE CARPET	
	LAMINATE FLOORING ADDED IN FORMAL DINING & FAMILY ROOM, TILE FLOORING IN BATHROOMS, KITCHEN AND ENTRYWAY.	

	KITCHEN IS LARGE AND OPENS INTO THE FAMILY ROOM. REFRIGERATOR STAYS WITH HOME. GAS RANGE/OVEN, ISLAND AND BREAKFAST BAR	
	LIVING ROOM HAS GAS FIREPLACE & GAS LOGS	
	PRIMARY BATH FEATURES DOUBLE SINKS, SEPERATE SHOWER, GARDEN TUB, 2 CLOSETS	
	SPLIT FLOOR PLAN WITH TWO SECONDARY BEDROOMS AND FULL BATH	
	UTILITY ROOM HAS ADDITIONAL SHELVING	
	HOME FEATURES WONDERFUL ARCHES AND NICHES -GREAT STYLE AND DESIGN WORK	
	<b><u>NOTES &amp; ADDITIONAL INFORMATION</u></b>	
	SURVEY AVAILABLE	
	WPI-8 WINDSTORM CERTIFICATE AVAILABLE	
	CASTLEROCK MANAGEMENT HOA - \$700/YR	
	HOME NEVER FLOODED	
	WARRANTIES AVAILABLE FOR BUYER - TRANSFER FEES MAYBE REQUIRED	
	ALVIN ISD	
	PROPERTY TAX RATE \$ 2.64 BEFORE HOMESTEAD	
	EXCLUSIONS: GUEST CURTAINS AND RODS	
	SMITH & THOMPSON SECURITY MONITORING \$25/MONTH	
	ABC PEST CONTROL - TERMITE STATIONS INSTALLED AROUND HOUSE AND PEST TREATMENTS QUARTERLY	APPROX. \$58/MONTH FOR MONITORING AND SPRAYING QUARTERLY