

Michelle Marek
— TEAM —

MICHELLE MAREK

C: 281-782-5420

HOMES@MICHELLEMAREK.COM

WWW.MICHELLEMAREK.COM

1800 HUGHES LANDING #725, THE WOODLANDS, TX 77380

COMPASS

FAVORITE THINGS YOU HAVE ENJOYED ABOUT YOUR HOME AND COMMUNITY

Address: 7057 Edgewater Drive

- Our close proximity to the marina and our restaurant that is on the water.
- Our unobstructed view of the lake and sunset views from all of our porches
- Our pool, updated home features and unique home structure, cool and eclectic
- The fact that our neighborhood is so safe and family oriented, golf cart community
- Large bedrooms, spacious bathrooms and two living areas/hangout spaces
- Outdoor cabana area with hot tub and pool, complete with a covered patio and TV.
- Vaulted living room ceilings and cat walk over the living room.
- Large lot with so many shade trees and enclosed backyard with metal fence
- _____
- _____
- _____
- _____
- _____
- _____

Michelle Marek
— TEAM —

FEATURES, UPDATES, AND IMPROVEMENTS

Address: 7057 edgewater drive

Item	\$\$
• <u>New flooring, LVP upstairs and downstairs</u>	
• <u>Added new pool, cabana, travertine pool deck</u>	
• <u>Enclosed yard area with grass and metal fence</u>	
• <u>Complete exterior caulking and entire house paint job</u>	
• <u>Quartz countertops and new sinks in kitchen/baths</u>	
• <u>New tubs, faucets, showers with glass sliders and tile</u>	
• <u>Re-textured entire house/ rid of popcorn ceilings</u>	
• <u>Replaced all doors, interior and exterior paint job</u>	
• <u>All new plumbing fixtures, new electrical panel</u>	
• <u>Gravel and pavers installed in backyard area</u>	
• <u>Rebuilt cabana/single garage/added metal roof</u>	
Total Amount: \$	270,000

Michelle Marek
 TEAM

HOME DETAILS OF: 7057 edgewater drive

AGE OF THE FOLLOWING ITEMS IN THE HOME

A/C		UNIT 1: <input type="text" value="4"/>	UNIT 2: <input type="text" value="10"/>	UNIT 3: <input type="text"/>
WATER HEATER		UNIT 1: <input type="text" value="3"/>	UNIT 2: <input type="text"/>	
HEATHER/FURNACE	Same as ac units			
DISHWASHER	2 years old			
STOVE/OVEN	2 years old			
CARPET	N/A			
OTHER FLOORING	<input type="text" value="2 years old"/>			
ROOF	15 years old			
INTERIOR PAINT	2 years old			
EXTERIOR PAINT	2 years old			
POOL/POOL EQUIPMENT/SPA	2 years old			

AVERAGE MONTHLY UTILITIES

	HIGH	LOW	AVERAGE
ELECTRICITY	<input type="text"/>	<input type="text"/>	<input type="text"/>
GAS	<input type="text"/>	<input type="text"/>	<input type="text"/>
WATER	<input type="text"/>	<input type="text"/>	<input type="text"/>
TOTAL MONTHLY AVERAGE			\$350