

SELLER'S UPGRADES

7 PENDLETON PARK POINT, THE WOODLANDS, TEXAS 77382

UPGRADE	YEAR
LED INTERIOR LIGHTS	2024
POOL - HEATER, LED LIGHTS & FILTER	2023
WHOLE HOUSE GENERATOR	2022
PRIMARY ENSUITE - WOOD FLOORS, PAINT & BATH REMODEL	2021
COUNTERS IN ALL BATHROOMS, UTILITY & OUTDOOR KITCHEN	2021
ONE UPSTAIRS SECONDARY BATH REMODEL	2021
LARGE KITCHEN SINK	2021
OUTDOOR REFRIGERATOR	2021
TREES & BUSHES	2021
LED CEILING LIGHTS - FAMILY, OUTDOORS & BATHROOM	2021
KITCHEN APPLIANCES - DOUBLE OVEN, DISHWASHER & MICROWAVE	2020
WATER HEATERS	2020

ALL INFORMATION IS PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

7 PENDLETON PARK POINT, THE WOODLANDS, TEXAS 77382

"GREAT NEIGHBORHOOD, CLOSES TO SHOPS,
RESTAURANTS, GREAT SCHOOLS"

"PRIVACY OF THE BACK YARD"

"WONDERFUL COVERED PATIO, FIREPLACE,
LIVING AND DINING AREA, SUMMER KITCHEN & POOL/SPA"

"SIDE LOADING GARAGE"

"TWO BEDROOMS DOWN & 2 ½ BATHS DOWN"

"ALL 5 BEDROOMS ARE ENSUITE"

"CRAFT ROOM WITH SINK, BUILT-INS AND EXTRA STORAGE"

"WALK OUT ATTICS – TEXAS BASEMENTS"

"POOL WITH IN-GROUND CLEANING SYSTEM, SUN DECK, SPA,
BUBBLERS AND SPRAYERS"

"ELEVATED GARDEN BEDS ON THE SIDE OF THE HOUSE"

"PERFECT LIGHT CHRISTMAS LIGHT ANNUAL CONTRACT TO CONVEY"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

7 PENDLETON PARK POINT, THE WOODLANDS, TEXAS 77382

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2024	\$250	\$246	\$86
FEB	2024	\$304	\$372	\$58
MAR	2024	\$306	\$149	\$71
APRIL	2024	\$227	\$93	\$133
MAY	2024	\$241	\$79	\$215
JUNE	2024	\$333	\$73	\$165
JULY	2023	\$410	\$72	\$305
AUG	2023	\$679	\$63	\$454
SEPT	2023	\$748	\$56	\$436
OCT	2023	\$719	\$67	\$427
NOV	2023	\$572	\$76	\$251
DEC	2023	\$295	\$172	\$116
AVG		\$424	\$127	\$226

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$777.00

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FEATURES

7 PENDLETON PARK POINT, THE WOODLANDS, TEXAS 77382

1.	OUTDOOR KITCHEN & FIREPLACE
2.	PATIO ACCESS FROM MASTER BEDROOM
3.	TONS OF STORAGE IN GARAGE & HOUSE (CONDITIONED)
4.	LARGE FREE-STANDING TUB IN PRIMARY BATH
5.	KIDS DELIGHT: MEDIA ROOM UP, GAME ROOM UP & CRAFT ROOM
6.	SELF-CLEANING POOL WITHOUT POLARIS
7.	LED POOL LIGHTS & PARTY STRING LIGHTS
8.	EXTERIOR ACCENT LIGHTING FRONT AND BACK
9.	OFFICE - LARGE, PRIVATE, PANELED
10.	LARGE LAUNDRY
11.	SURROUND SOUND INSIDE & OUT
12.	MEDIA ROOM WITH LARGE SCREEN & PROJECTOR
13.	SERVING BAR WITH SINK AND REFRIGERATOR IN GAME ROOM
14.	WINE ROOM WITH IRON GATE OFF DINING ROOM
15.	WHOLE HOME GENERATOR
16.	LARGE ISLAND & STORAGE IN PRIMARY CLOSET
17.	OVERSIZED 3-CAR GARAGE WITH BUILT-IN STORAGE

CONROE ISD INFORMATION

7 PENDLETON PARK POINT, THE WOODLANDS, TEXAS 77382

Deretchin Elementary:

11000 Merit Oaks Drive
The Woodlands, TX

McCullough Junior High School:

3800 S Panther Creek
The Woodlands, TX

The Woodlands High School 9th Grade:

10010 Branch Crossing Drive
The Woodlands, TX

The Woodlands High School:

6101 Research Forest
The Woodlands, TX