



THE MIKE SÉDER GROUP  
REAL ESTATE

## 10841 LAKE FOREST DRIVE Notable Features

- Added Apartment suite- Sept. 2012
- Installed additional Driveway & Sidewalk- Sept. 2015
- Replaced outside condenser unit- 2015
- Installed Brick patio- May 2018
- Installed Waterfall feature & Stone patio- 2018
- Installed Gutters- 2018
- Replaced Roof- July 2020
- Replaced dishwasher & garbage disposal- Dec. 2020
- Replaced Heater & AC coils (5-ton heater)- Feb. 2022
- Replaced 3 Gas 50 gal Hot Water Heaters- Feb. 2022
- Replaced glass windows area- 2023
- Refinished the front door- 2023
- Added landscaping & Auto Irrigation System
- Powder coated the upstairs balcony railing and replaced
- Had carpets & spots professionally cleaned- Aug. 2023
- Replaced the cedar outdoor shower fence/gate & stained with Ready Seal natural cedar
- Rebuilt & installed new fence- May 2023
- Repainted the trim on the outside house porch columns
- Repainted the gas pipes entering the house & apartment
- Repainted 4 steel columns on the apartment porch
- Under counter, built-in Kitchen Aid Ice Maker
- Installed new motion sensor outdoor flood lights on three corners of the house
- Septic pumped- Feb. 6, 2024
- Installed LED lighting throughout the house
- New gas furnace and coil for the second HVAC system
- New 5-ton 16 SEER TRANE HVAC & gas furnace with Media Filter

10841 LAKE FOREST DRIVE  
CONROE, TX 77384

# FAQ

## FREQUENTLY ASKED QUESTIONS

### HVAC

Number of Units: 3      Age of Units: New, 10, 19      Last service date: Dec. 2024

### HOT WATER HEATER

Number of Units: 4      Age of Units: 1 1/2 yr & 10 yrs      Electric or Gas: Gas

### ROOF

Type: Composition      Age of roof: Approx 3 yrs      Previous leaks? No

### POOL/SPA      No

Date Installed: n/a      Heated: n/a      Functional: n/a

### FOUNDATION

Has foundation work been done? No      Date: N/A      Warranty? N/A

### GENERATOR      Have a generator? No

Service/maint schedule: No      Date serviced: N/A

### AVERAGE UTILITY COSTS

Electric: \$407.63      Gas: \$165.59      Water: \$219.56

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