



Property Address: 3596 Mustang Ridge Lane, Pearland, TX 77584

WHAT WOULD YOU LIKE TO HIGHLIGHT ABOUT YOUR HOME TO POTENTIAL BUYERS?

- Large corner lot with backyard backing up to greenbelt.
- Back yard gate access to greenbelt.
- Solar systems of 52 panels
- Generac whole house generator.
- Large swimming pool with spa and heater.

WHAT UPGRADES HAVE YOU MADE TO YOUR HOME?

- | | |
|--|-------------------|
| 1. <u>Replaced hot water heater</u> | Date: <u>2024</u> |
| 2. <u>Replaced air conditioning system.</u> | Date: <u>2024</u> |
| 3. <u>French drain</u> | Date: <u>2018</u> |
| 4. <u>Water softener system</u> | Date: <u>2017</u> |
| 5. <u>Flagstone/ crushed granite path from back patio to back fence/gate</u> | Date: <u>2018</u> |
| 6. <u>modern chandelier in formal dining room</u> | Date: <u>2016</u> |
| 7. <u>Solar attic fan</u> | Date: <u>2021</u> |
| 8. <u>solar panels</u> | Date: <u>2021</u> |
| 9. <u>pool with heater/spa</u> | Date: <u>2016</u> |
| 10. <u>pool and spa automation/ UV and ozone sterilization</u> | Date: _____ |

WHAT DO YOU LOVE ABOUT THIS COMMUNITY?

- Friendly neighbors
- Convenient to shopping, banks, restaurants, and the Texas Medical Center
- Lots of community amenities (clubhouse, gym, community pool)

AVERAGE UTILITY BILLS



	COMPANY NAME	SUMMER AVG.	WINTER AVG.
GAS	Centerpoint	\$90	\$150
ELECTRICITY	Gexa	\$125	\$40
WATER	City of Pearland	\$100	\$ 60

OTHER SERVICE PROVIDER REFERRALS

Lawn Maintenance: _____
 Pool Service: _____
 Maid Service: _____
 Alarm Service: _____
 Other: _____

OTHER DETAILS

Mailbox Keys (#): 2 Mailbox # and Location: Box 15
 Trash pick-up days: Tuesday and Friday Trash can provided? Yes No
 Recycling available? Yes No What day/rules? _____



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