

UPGRADES AND IMPROVEMENTS



Property Address:

DESCRIPTION	DATE	
Kitchen remodel to include quartz countertops		\$6,000
Redesigned and replaced the deck along the back of home		\$20,000
New energy efficient TRANE HVAC System installed downstairs		\$12,000
All toilets updated with new energy efficient ones		\$1,000
New pool equipment installed		\$2,000
Updated light fixtures and fans		\$600
New paint downstairs, primary bedroom and game room		\$4,000
New floors downstairs	2022	\$10,000
Painted exterior	2022	\$8,000
Replaced front door	2022	\$2,000
Additional real cedar post to front porch	2022	\$3,000
Blown in insulation (loose-fill fiberglass R-30)	2019	

TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY



Property Address: 7 Claridge Ct. Conroe, TX 77304

1. The AMAZING neighbors on our cul-de-sac who've lived here for at lease 20 years!
2. The abundant walking trails filled with mature trees and nature everywhere you look! The green space behind our home is also mowed and maintained by The City of Conroe Parks and Recreation.
3. The View from the back of the house towards the green space (especially when it's raining) is so peaceful.
4. We love the low HOA fees coupled with the neighborhood's passion to keep their properties beautifully maintained.
5. Proximity to accredited schools just 7 minutes away.
6. Low tax rates and no MUD tax!
7. Quite street with no thru traffic.

- 8. Low crime, we have never had any issues . Lots of prominent residents in the neighborhood that keep the neighborhood safe!
- 9. Home values continue growing due to a strong demand for the neighborhood location and quality / character of the homes.
- 10. Easy access to I-45, The Woodlands, Houston sporting events and international airports.
- 11. The large office was perfect for remote work! Fiber optic cables are also installed in the home.

AGE OF MECHANICALS



Property Address: 7 Claridge Ct, Conroe, TX 77304

MECHANICALS	APPROXIMATE AGE
A/C #1	
A/C #2	
A/C #3	
WATER HEATER #1	
WATER HEATER #2	
WATER HEATER #3	
WATER SOFTENER (IF APPLICABLE)	
FURNACE #1	
FURNACE #2	
FURNACE #3	
OVEN(S)	
COOKTOP	
DISHWASHER	
MICROWAVE	
BUILT-IN REFRIGERATOR (IF APPLICABLE)	
POOL PUMP	
POOL FILTER ASSEMBLY	
POOL HEATER	
POOL PLASTER	



UTILITY INFORMATION



Property Address:

UTILITY	MONTHLY AVG.
ELECTRIC	
GAS	
WATER/SEWER	
WASTE MGMT	

SELLER'S EXCLUSION LIST



Property Address: 7 Claridge Ct. Conroe, TX 77304

INDOORS	LOCATION
TV's	
Mounts	
Refrigerator	
Deep Freezer	
OUTDOORS	LOCATION
All outdoor furniture	
