



Property Features & Seller Insights

31722 Farlam Farms Trail, Fulshear, Texas, 77441

Sellers: Antonio Lopez & Sarah Sanchez Listing Agent: Sandra Holcomb

Age of Roof:

3 years (Installed new during construction in 2023).

Age of HVAC System:

3 years (Original 2023 energy-efficient system).

Age of Water Heater:

3 years (Original 2023 system).

Age of Windows:

3 years (Original 2023 double-pane energy-efficient windows).

Average Utility Costs

Electric:

Average \$120 - \$180/month

Gas:

Average \$40 - \$60/month

Water/Trash:

Average \$50 - \$80/month

What sellers enjoy most about the home

The Modern Open-Concept Layout: The seamless flow between the spacious kitchen, dining area, and living room makes it perfect for family gatherings and entertaining guests.

Abundant Natural Light: The large, energy-efficient windows throughout the home allow for beautiful natural light all day long.

The Beautiful Master Suite: It serves as a true private retreat with its generous space and spa-like bathroom layout.

Location & Community: Fulshear offers the perfect balance of a peaceful, family-oriented suburban lifestyle with quick, convenient access to top-rated schools, shopping, and dining.