

Property Information Sheet

ANTONIA GRISANTY PÉREZ | EXP REALTY LUXURY

PROPERTY ADDRESS

79 W Shale Creek Circle, The Woodlands, TX, 77382

FEATURES & IMPROVEMENTS

Interior

- Interior Paint – (2026)
- Carpet (2024)
- Wooden Window Shutters
- Appliances – Stove, and Refrigerator (2026)
- Large Primary Bathroom – Oversized Separate Spa Tub, 2-Sink Vanity
- Large Primary Bedroom with Large Windows Overlooking Pool
- Custom Built-Ins – His and Hers Bedroom Closet
- Vaulted Ceilings and Open Concept Living

Mechanicals

- A/C HVAC System (York 2022 and Goodman 2023)
- Newer Tankless Water Heater (2024)

Exterior – Miscellaneous

- Beautiful Saltwater Pool
- Salt Cell (2025)
- Brick and Cement Board Exterior
- Extended 2-Car Garage with Large Work Bench
- Mature Landscaping

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TOP REASONS WE LOVE OUR HOME & NEIGHBORHOOD

1. We love the beauty of our neighborhood!
2. We enjoy deer sightings at dawn and dusk in this peaceful
3. Our Kids enjoyed walking to the top elementary Coulson Tough , and Ninth Grade Campus.
4. We love that we can entertain our friends and family and have plenty of room for fun — especially outside!
5. We love having a pool, especially in the summer!
6. We love having the barbeque shed for entertaining and family meals!
7. We love walking through the neighborhood in the evenings!
8. Wonderful neighbors!
9. Our street is so peaceful and quiet!
10. We love all the shopping and restaurants that are nearby!
11. We love the excellent academic performance of all The Woodlands High School!

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UTILITY PROVIDERS & APPROX. MONTHLY CONSUMPTION

UTILITY	PROVIDER	ACCOUNT / CONTACT	APPROX. MONTHLY COST
Electricity	Entergy	197150980	\$230
Water / Sewer	The Woodlands Water Agency	3095066	\$50
Natural Gas	Center Point Energy	6403354531-6	\$33
Trash / Recycling	Wast Management	NA	NA
Internet / Cable	Xfinity	8777 70 159 1445504	\$71
Pool Service	Woodlands Best Pools	NA	\$192
Lawn / Irrigation	Salvador	(936)828 8456	\$80
HOA (if applicable)	NA	NA	NA

Note: Figures to be provided by Sellers. Costs are approximate and may vary by season and usage.