



Seller Form: Useful Property Information & Upgrades

I. General Property Information

Property Address: 14, SERENE CREEK PLACE, THE WOODLANDS TX 77382

Year Built: 1995

HOA Name & Mgmt Co.: THE WOODLANDS CORP.

HOA Annual Dues: ~~\$900⁰⁰~~ (INCLUDED IN TAXES)

Mailbox # and Location: #9 - AT THE TOP OF THE CUL DE SAC

Garage Remote(s) / Code(s): ①

Gate Remote(s) / Code: NONE

Home Access and / or Alarm Code(s): DISCONTINUING ALARM, IT WILL NOT BE
ACTIVATED FOR VIEWINGS

Trash and Recycle Pickup Day(s): TUESDAY

Service Providers (Lawn, Pool, HVAC, Alarm): PRIVATE LAWN SERVICE, ADT ALARMS

Neighborhood Social Media (Next Door, Facebook Groups, etc.): NEXT DOOR

II. Interior & Exterior Materials

Floors in Home are made of: LAUNDRY - LINO, BATHROOMS TILE 1/2 B. WOOD
BOTTOM FLOOR - 4TH BEDROOM WOOD / LIVING ROOM - BEDROOM -
CARPETS

Kitchen Countertop Material: WHITE CERAMIC TILE

Primary Bath Countertop Material: MAN MADE MATERIAL

Secondary Bath(s) Countertop Material: MAN MADE MATERIAL

Color of Interior Paint and Age: OFF WHITE - SOME ROOMS REPAINTED 10 YRS
SOME ORIGINAL

Fireplace - # and Type (Gas, Wood Burning): ONE - GAS

Other Interior Information: _____

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Exterior is made of: BRICK & HARDY PLANK

Roof Type: ASPHALT COMPOSIT SHINGLES Age: 12 YEARS

Age and Color of Exterior Paint: SQUIREL GRAY - 15 YEARS

Other Exterior Information: CHIMNEY IS FITTED FOR FULL FIREPLACE
BUT GAS RIGHT NOW

III. House Components

Dryer Connections (Electric, Gas or Both): BOTH

Foundation (Slab, Pier & Beam, etc.): PRESTRESS FOUNDATION

Heating (Furnace): Electric or Gas GAS Age: DOWNSTAIRS 5 YRS OLD
UPSTAIRS 10 YRS OLD

HVAC - # of Units and Age(s): (2) DOWNSTAIRS 5 YRS UPSTAIRS 10 YRS OLD

HVAC Servicing & Maintenance Company: DIAMOND A/C

Oven Type (Gas or Electric) and Age: GE PROFILE - ~~DOWN OVEN~~ - DOUBLE OVEN ELECTRIC

Stove Type (Gas or Electric) and Age: GE PROFILE - GLASS COOKTOP - ELECTRIC

Water Heater(s) - Type, #of Units, Size, and Age: ONE UNIT 40 GALLON - GAS

Water Source (Public Water or Well): MUD 47

Water Treatment (Softener, Filter, Reverse Osmosis): NONE

IV: Pool / Spa Information

Pool Type (Saltwater or Chlorine) and # Gallons: N/A

Pool Material: _____ Age: _____ Depth: _____

Pool Age: _____ Heated: Yes ☐ / No ☐

Spa or Hot Tub: Yes ☐ / No ☐

Pool Maintenance Company and Frequency: _____

Other Pool Information: _____

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Property Upgrades

When determining the market value of your home, it's important to highlight the investments you've made in maintaining and improving the property. Please provide a list of all upgrades and improvements, along with the approximate cost or value of each. This information will be shared with prospective buyers as part of your listing to help them fully understand the quality, care, and enhancements that support the home's value and pricing strategy.

Upgrades - Interior of the Home

Bathroom Remodel Details: PRIMARY: COMPLETE REMODEL 2018 UPSTAIRS: COMPLETE REMODEL 2024

Closets: —

Electrical System: —

Flooring: HALLWAY - FROM CARPET TO TILE / PRIMARY BATHROOM TILE / UPSTAIR B/ROOM TILE

Kitchen Remodel Details: REPAINTED & RETEXTURED 2012

Lighting & Fixtures: ALL 3 BATHROOMS LIGHTING FIXTURES REPLACED ALL NEW TOILETS (3)

Paint: ALL BATHROOMS REPAINTED (3) (LOW FLUSH COMFORT HEIGHT)

Additional Rooms / Spaces: GAMES ROOM - CUSTOM SHELVES INSTALLED

ESTIMATED.
Subtotalled Cost of Interior Upgrades: \$ 30,750

Upgrades - Exterior of the Home

Doors / Windows: NEW FRONT DOOR - 2011

Landscaping / Irrigation: NEW FENCE 2026

Patio / Deck / Outdoor Living: ROCK WORK & PAVING

Roof: —

Siding: —

Other Exterior Updates: —

Subtotalled Cost of Exterior Upgrades: \$ 21,200

Total Estimated Upgrades: \$ 51,950 -