



Welcome Home!

Property Address: 20641 EAGLEWOOD TRACE DR
PORTER, TEXAS 77365

THINGS WE ABOUT THIS HOME:

1. BEAUTIFUL ONE OF A KIND CUSTOM BUILT HOMES WITH ALL AMENITIES.
2. OPEN & FLOWING CONCEPTS FEATURING LARGE KITCHEN WITH AN ISLAND.
3. TEXAS STYLE MASTER BEDROOM WITH LARGE JACUZZI AND DUAL SHOWERS
4. CUSTOM HIGH END BOSCH APPLIANCES S/STEEL IN KITCHEN AREAS
5. TROPICAL SETTING, BACKYARD WITH LARGE 25,000 GAL SALT/CHLORINE WATER POOL
6. LARGE FAMILY ROOM WITH GAS LOG FIREPLACE, BRICK WINE ROOM & FORMAL DINING ROOM
7. WHOLE HOUSE 37KW GENERAC GENERATOR, MOSQUITO SPRAY SYSTEM & SPRINKLER SYSTEM
8. DOWNSTAIR PORCHE ~~PORCH~~ WITH AN OUTDOOR KITCHEN. UPSTAIRS BALCONY LOOKING OVER THE POOL
9. PRIVATE THEATER ROOM UPSTAIRS WITH SURROUND SYSTEMS.
10. 3 LARGE CAR GARAGE - ALL ROOMS IN THE HOUSE WIRED & SPEAKER FOR SOUND SYSTEM

THINGS WE ABOUT THIS COMMUNITY:

1. VERY PEACEFUL & QUIET; FAMILY FRIENDLY
2. GOLF COURSE COMMUNITY WITH WALKING/JOGGING TRAILS
3. EASY ACCESS TO FREEWAY/HIGHWAYS
4. _____
5. _____

AVERAGE UTILITY BILLS:

	COMPANY NAME	SUMMER AVG.	WINTER AVG.
GAS	CENTERPOINT ENERGY	\$45	\$125
ELECTRICITY	ENERGY (OPTED FOR LEVEL BILL)	\$345	\$345
WATER	MONTGOMERY COUNTY MUD #84	\$175	\$55

OTHER SERVICE PROVIDER REFERRALS:

Lawn Service: I TAKE CARE OF IT MYSELF

Pool Service: I TAKE CARE OF IT MYSELF

Maid Service: NONE

Alarm Service: AST

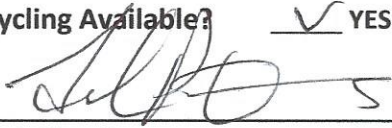
Other: _____

OTHER DETAILS:

Mailbox Keys (#): 2 Mailbox # and Location: #12 IN THE FRONT COMING INTO EAGLEWOOD

Trash Pick-Up Days: TUESDAY, WEDNESDAY, FRIDAY Trash Can Provided? ☒ YES | ☐ NO

Recycling Available? ☒ YES | ☐ NO What Day / Rules? WEDNESDAY


Seller's Signature

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