

KELSEY CASEY

Properties

Property Highlights & Upgrades: *13501 Fultz Rd.*

PROPERTY OVERVIEW:

- 20,168sqft (.463 acre)
- Waterfront property
- LOCATION! Location! Location!

UPGRADES COMPLETED BY OWNER AFTER PURCHASE:

- Dirt work
 - \$25,000
- House / Building (approx. 1,285sqft)
 - \$26,000
- Well
 - \$15,000
- House concrete and pad
 - 32x40 slab
 - \$10,000
 - Plumbed for water and electric
- Concrete back patio – 47' long w/ 8' patio on middle step
 - \$10,000
- Underground electrical
 - \$4,000
- Initial tree and shrub clearing
 - \$3,000
- Tree and shrub clearing for septic
 - \$3,000
- Mailbox added

UTILITIES PER THE SELLER:

- Electric available at the road once home is permitted
 - Seller has the correct electrical box that Entergy requires – will convey with property
- Property eligible for well and septic – grandfathered in per the seller
 - WELL HAS BEEN INSTALLED by Rick Bonds! **936-931-5214**
 - See attached well approval
 - SEPTIC – permit has been confirmed and approved but not yet installed! Property has been cleared for well & septic
 - Permit is through San Jacinto River Authority
 - See attached permit and road design

OTHER HELPFUL INFORMATION PER THE SELLER:

- Conroe annexed community in
- Seller was in the process of building home out – see attached plans

*NOTICE to BUYER: This form has been completed solely by the home occupant/seller. Kelsey Casey Properties, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. *