

SELLER PROPERTY INFORMATION

FEATURES • UTILITIES • IMPORTANT HOME DETAILS

PROPERTY ADDRESS 309 E Golden Arrow Cir, Spring, TX 77381

SELLER NAME(S) Scott Brown & Rebecca Hentges

AGENT Kim Luker

FEATURES TO HIGHLIGHT

What should buyers notice? Include favorite features, updates, custom details, acreage/outdoor features, and location perks.

Central location in The Woodlands
Zoned to best-ranked schools
Renovated half bath
Renovated kitchen cabinets and countertops
Expanded patio and sunlit yard/garden

IMPORTANT HOME DETAILS

Roof Age: 15 Type: Shingle

Existing Leases Yes / No Type: No

HVAC Age: 3 Type: Central AC

Transferable Warranties Yes / No Type: Unk.

Water Heater Age: 4 Type: Gas

Restrictions Yes / No Type: Unk.

Plumbing Type: PEX, copper

Exemptions Yes / No Type: Unk.

UTILITIES & PREFERRED SERVICES

UTILITY	PROVIDER / PHONE	AVG. \$	SERVICE	PROVIDER / PHONE	AVG. \$
Internet	Xfinity	\$65 / mo	Pool Service		
TV			Landscaping		
Electric	Entergy	\$67-229 / mo	Housekeeping		
Gas	Centerpoint	\$32-109 / mo	Security System		
Water / Sewer	Woodlands Water	\$41-65 / mo	HVAC Provider		
Trash / Recycling	WM (Woodlands Twnshp)	\$0 / mo	Plumber		
HOA	None		Other		

SELLER NOTES

HERE'S WHY WE'RE SELLING

Helps your agent understand the story of the move and answer buyer questions.

We love our home. It's the perfect location. But for unforeseen reasons, we have to move to be closer to family.

THE ONE THING BUYERS SHOULD KNOW

A hidden feature, special detail, favorite part of the property, or unique benefit we should be sure to market.

All big, old trees have been removed from the property, resulting in a uniquely sunlit yard in The Woodlands. Minimal risk of falling tree damage or root intrusion. We've planted 6 blueberry bushes, 6 blackberry bushes, and 10 fruit trees (peach, pear, apple, fig, pomegranate). These will mature and produce well, if taken care of.