HOME HIGHLIGHTS & WHAT BUYERS WANT TO KNOW

6104 Fox Ridge Drive

Angleton, TX 77515 • Beechwood Subdivision

1982	2 yrs	$2,689	$700	All Electric
Year Built	Roof Age	Last Year's Taxes	HOA Dues	Utilities

HOME HIGHLIGHTS

- **Both Bathrooms Remodeled**
  Primary bath completely redone — shower, flooring and more. Front bath has a new vanity and toilet, plus some flooring replaced.
- **12’ x 32’ Derksen Building**
  Insulated, with its own A/C and heat unit, electricity and hard-wired internet. Originally built as a garage, so the floor joists are spaced closer together to carry more weight. The building is scheduled to be moved, but it can stay with the property for an additional $12,000.
- **Covered Wood Back Deck**
  Shaded outdoor space for relaxing and entertaining.
- **Fruit & Nut Trees**
  Several pecan trees plus a pear tree.
- **Wood-Burning Fireplace**
  Cozy wood-burning fireplace for cooler evenings.

AGE OF SYSTEMS & FINISHES

Roof	**2 years**
Dishwasher	**5 years**
Fence	**7 years**
Interior Paint	**9 years**
Exterior Paint	**9 years**
Flooring	**9 years**
A/C Unit	**10–12 years**
Heater / Furnace	**10–12 years**

GAS OR ELECTRIC?

Electric: heat, water heater, oven, cooktop and dryer connection
Fireplace: wood-burning

AVERAGE UTILITY BILLS

Electricity	**$275 low – $400 high**
Water	**$190 low – $200 high**

No gas service — all-electric home