

TOP 10 THINGS I LOVE ABOUT MY HOME

Property Address:

1. Huge front porch w/ stained wood ceiling & new wooden rear patio deck to enjoy the outdoors.
2. The guest house/ apartment! Provides private quarters; perfect for multigenerational living.
3. Texas sized primary bedroom with walkthrough closet behind custom barn doors.
4. Spacious living room w/ original cedar beams & ceiling; lime washed wood burning fireplace.
5. Our custom kitchen w/ huge island; perfect for entertaining.
6. Two private entrances/exits from property- one in front from Treaschwig & one in back to Karu.
7. Large barn & separate building provide plenty of room for storage and/or entertaining.
8. Fenced in pool with updated spray deck surface perfect for surviving hot Texas summers.
9. Abundance of wildlife to watch & enjoy. Perfect place to raise your own farm animals as well.
10. Peaceful country setting only 15 min to IAH, 20 min to The Woodlands & 30 to DT Houston.

NOTES: Commercial/ residential centrally located from I45, I59, HTR, Grand Pkwy 99, & BW 8.

AGE OF MECHANICALS

Property Address: 5110 Treaschwig Rd. Spring TX 77373

MECHANICALS	APPROXIMATE AGE
A/C #1	Main House 1. - 3 yrs
A/C #2	Main House 2. - 3 yrs
A/C #3	Guest House - 2 yrs
WATER HEATER #1	Main House 40 Gal 2- yrs
WATER HEATER #2	Guest House Tankless - 2 yrs
WATER HEATER #3	None
WATER SOFTENER (IF APPLICABLE)	None
FURNACE #1	3 yrs
FURNACE #2	3 yrs
FURNACE #3	2 yrs
OVEN(S)	4 yrs
COOKTOP	4 yrs
DISHWASHER	4 yrs
MICROWAVE	4 yrs
BUILT-IN REFRIGERATOR (IF APPLICABLE)	4yrs
POOL PUMP	7 yrs
POOL FILTER ASSEMBLY	7 yrs
POOL HEATER	None
POOL PLASTER	12 yrs
AQUA-LINK	None

UTILITY INFORMATION

Property Address: 5110 Treaschwig Rd. Spring TX 77373

UTILITY	MONTHLY AVG.
ELECTRIC Gexa Electric	\$350.00 - 450.00
GAS Buster Brown propoane 100 gallons	\$150.00 Stove Only Last 24 Months
WATER Water Well	\$0.00