

1710 Falcon Ridge Blvd



features and upgrades

(713) 444-7554 | MICHELLE@SOLDWITHMICHELLE.COM | WWW.SOLDWITHMICHELLE.COM

- ◆ Storm Tight Windows installed 2024
- ◆ Fresh Interior Paint 2025
- ◆ Wood flooring installed 2020
- ◆ Age of AC Units 2021 and 2024
- ◆ Age of Water Heater 2020
- ◆ Pool Pump replaced 2022
- ◆ Katchakid Pool Net conveys with the home (currently in the garage)
- ◆ Refrigerator, Washer & Dryer convey (please use Non-Realty Addendum)
- ◆ Breakfast Room and Formal Dining fixtures 2025
- ◆ Large 3 car garage
- ◆ Beautiful wood flooring throughout majority of home
- ◆ Ample storage in the Kitchen
- ◆ Zoned to highly accredited FISD.
- ◆ No MUD tax

Notes for Future Owner

- ◆ Average Monthly Utilities: Electricity \$250, Gas \$40, Water/Trash Pickup (Billed every 2 months) \$100