



ELISSA EMMONS

Property Address: 1107 Shorewood Drive, Taylor Lake Village, TX 77586

Homeowners Association Name: Timber Cove Civic Club

HOA Number: 281-413-5325

Maintenance Fees: \$159.00 per mo x yr

Average Utility Bills:

Electricity: \$112.00 Gas: \$26.00 Water: \$58.00

Insurance:

Homeowners: \$7,077.00 Windstorm: \$0.00 Flood: \$1,374.00

What is the age (in years) of:

Roof:	<u>13.00</u>	A/C:	<u>7.00</u>	Furnace:	<u>7.00</u>	Water Heater:	<u>13.00</u>
Dishwasher:	<u>3.00</u>	Stove:	<u>3.00</u>	Oven:	<u>3.00</u>	Carpet:	<u>0.00</u>
Other Flooring:	<u>8.00</u>	Interior Paint:	<u>1.00</u>	Exterior Paint:	<u>4.00</u>	Fence:	<u>40.00</u>

Type of Plumbing & Age: PEX 13 years

Type of Pool: N/A Heated? N/A

Who Services Pool: N/A

Trash Days: Tuesday & Friday, Recycling on Friday

Who Services Trash? Ameriwaste

Are there any other updates/renovations not mentioned above?

Gates 4 years, New driveway 5 years, new attic insulation 5 years, mortar smear bricks 4 years, gas line quick connect installed, front porch addition 4 years, new granite countertops 3 years, new natural gas fireplace 4 years, new windows 5 years, wine cooler insert 3 years, new ceiling fans 5 years, new front door 4 years.

This information is to the best of the seller's knowledge and not guaranteed. Buyer should independently verify.



Is there any additional information the next owner should know? Why do you love this house?

Peaceful and very secured neighborhood. Police visitations when on vacation upon request, boat and camper friendly HOA, property can accommodate at least 3 boats and/or campers, water view from porch, home office and dining. never flooded, very reasonable house renovation restrictions, private boat ramp, fishing on the lake, boat parking soo many resataurants including Kemah boardwalk, lake activities such as water skiing and tubing, minute walk to parks on the water, very friendly, helpful and active neighborhood, optional swimming pool membership (not forced onto HOA fee), just \$150 annual HOA fee, large lot can accommodate new swimming pool, attic is large that it can accommodate future room and gable windows