



**Sellers:** Erika & Rene Ramirez Lagunas

**Property Address:** 16734 Warbler Dr., Conroe, TX 77385

This document is intended to provide additional details to accompany the MLS listing. Information is provided to the best of the seller's knowledge and is not a substitute for buyer inspections.

**Ceiling Fans** - Ceiling fans are installed in the following areas:

Living room, Dining room, Breakfast nook, Primary bedroom, Game room, Guest room, Primary closet

**Garage Information**

2-car attached garage, Garage door opener included, 1 remote

**Inclusions**

All appliances included, including washer and dryer. Backyard shed included.

**Exclusions**

Water softener

**Survey**

Existing survey included

**Roof Information**

Roof repairs completed in 2024. Transferable 2-year warranty in place. Warranty expires September 2026.

**Offer Requirements:**

All offers must include a Pre-Approval Letter and Proof of Funds.

All Required Addenda available under Attachments in MLS must be signed by Buyer and included when submitting an offer.

Seller's Disclosure signed by buyer to be included with offer.

Broker Notice to Buyer signed by buyer and to be included with offer.

**Additional Notes:**

Covered back porch (15' x 30'). Front porch at entrance.

**LISTING BROKER INFORMATION:**

Agent: Erika Ramirez, License #0840993 808.896.4004

Supervisor: Melissa Garcia, License #0542690 713.205.1637

BROKER: Red Door Realty & Associates, License 9005006

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