

SELLER'S UPGRADES

3 DORSET SQUARE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
REBUILT DOCK	2025	\$10,000
HARDWIRED, PROGRAMMABLE BLINDS IN PRIMARY	2024	\$5,000
PRIMARY BATH AND GUEST ROOM BATHS	2023	\$251,000
REPLACED STAIRWAY AND PRIMARY CLOSET CARPET	2023	\$10,000
KITCHEN REMODEL	2022	\$244,000
REPLACED HOME THEATRE ELECTRONICS	2022	\$15,000
HOME OFFICE COMPLETE REMODEL	2021	\$95,000
REPLACED ALL HVAC SYSTEMS (3)	2018/2019	\$45,000
POOL PUMP, FILTER, HEATER	2018	\$9,000
REPLACED ALL TRAVERTINE WITH ENGINEERED HARDWOOD	2017	\$15,000
WINE ROOM	2017	\$14,000
REBUILT OUTDOOR GRILLING AREA	2017	\$12,000
INSTALLED HOME GENERATOR	2016	\$16,000
PAINTED INTERIOR (WHOLE HOUSE)	2016	\$15,000
PAINTED EXTERIOR	2016	\$15,000

TOTAL UPGRADES: OVER \$750,000

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

3 DORSET SQUARE, THE WOODLANDS, TEXAS 77381

"ON THE LAKE. BOATING TO HUGHES LANDING, MARKET STREET, EAST SHORE AND NORTHSORE PARK. JULY 4TH FIREWORKS"

"FIVE MINUTES TO TOWN CENTER AND I-45"

"HOME IS IDEAL FOR HOSTING VISITORS WITH MULTIPLE SEPARATE PRIVATE GUEST SUITES"

"GATED STREET - VERY SECURE AND QUIET"

"FUN FACT THAT THE STAINED-GLASS WINDOW IN THE WINE ROOM IS THE BACK OF THE HOME WITH TUSCAN STYLE LANDSCAPE"

"RENOVATED KITCHEN, HOME OFFICE, WINE ROOM, PRIMARY BATH, GUEST ROOM BATH, MAIN FLOOR POWDER ROOMS (2)"

"WE LOVE, LOVE, LOVE HAVING TWO DISHWASHERS IN THE KITCHEN. SUCH A LUXURY TO BE ABLE TO HAVE THEM FOR EVERY DAY AND FOR PARTIES."

"OUTDOOR KITCHEN AND EATING AREA. BACKS ONTO RESERVE/GREENBELT"

"HOME THEATRE ROOM WITH ELECTRIC RECLINERS (ALL ELECTRONICS UPDATED IN 2019)"

"5-10 MIN TO GOLF COURSES, MALL, SUPERMARKET, POST OFFICE, RESTAURANTS"

"WONDERFUL NEIGHBORS. VERY TIGHT, SUPPORTIVE COMMUNITY"

"FOUR-CAR GARAGE"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

3 DORSET SQUARE, THE WOODLANDS, TEXAS 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2025	\$244	\$167	\$83
FEB	2025	\$292	\$415	\$95
MAR	2025	\$216	\$286	\$65
APRIL	2025	\$279	\$120	\$101
MAY	2025	\$236	\$101	\$101
JUNE	2025	\$321	\$79	\$107
JULY	2025	\$419	\$87	\$113
AUG	2025	\$484	\$92	\$124
SEPT	2025	\$500	\$102	\$119
OCT	2025	\$440	\$83	\$107
NOV	2025	\$441	\$89	\$94
DEC	2025	\$283	\$383	\$77
AVG		\$346	\$167	\$99

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$612

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FEATURES

3 DORSET SQUARE, THE WOODLANDS, TEXAS 77381

1.	FOUR-CAR GARAGE
2.	GOURMET KITCHEN (REMODELED)
3.	WINE ROOM WITH UNDER COUNTER WINE REFRIGERATOR
4.	REMODELED PRIMARY BATH, GUEST ROOM BATH, MAIN FLOOR POWDER ROOMS, HOME OFFICE
5.	DOCK/LAKE ACCESS
6.	BACKS ONTO RESERVE/GREENBELT
7.	HOME THEATRE WITH UPGRADED ELECTRONICS
8.	GATED STREET
9.	REMODELED WET BAR
10.	ELEVATOR TO ALL 3 FLOORS
11.	TWO SEPARATE LARGE PRIMARY BEDROOM CLOSETS, ONE WITH A PACKING ISLAND, ONE WITH A SAFE
12.	LOTS OF STORAGE SPACE AND LARGE CLOSETS
13.	SECOND FLOOR LAUNDRY ROOM WITH WINE REFRIGERATOR AS A SERVICE BAR FOR WINE OR COFFEE
14.	GREAT OUTSIDE PATIO AREA
15.	MOTORIZED BLINDS IN PRIMARY BEDROOM

CONROE ISD INFORMATION

3 DORSET SQUARE, THE WOODLANDS, TEXAS 77381

Sally Ride Elementary:

4920 W Panther Creek
The Woodlands, TX

Collins Intermediate:

6020 Shadowbend Place
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX