

SELLER'S UPGRADES

23 GOLDEN THRUSH PLACE, THE WOODLANDS, TX 77381

UPGRADE	YEAR	COST
36" KITCHENAID 5-BURNER COOKTOP	2026	\$2,800
FAUCETS ON DOWNSTAIRS SINKS	2026	\$600
EXTERIOR DOORKNOBS	2026	\$500
FRONT LIGHT FIXTURES	2026	\$350
LED RECESSED LIGHTING THROUGHOUT	2026	\$240
WOOD FENCING	2025	\$3,700
ROOF	2023	\$36,300
PAINT – INTERIOR & EXTERIOR	2023	\$16,550
CARPET & LVP FLOORING	2023	\$10,500
STAMPED PATIO	2022	\$7,300
WHOLE HOME SURGE PROTECTOR & 50 AMP GENERATOR PLUG WITH MECHANICAL SAFETY INTERLOCK FOR USE WITH A GENERATOR	2022	\$1,500
NEW DUAL-PANE WINDOWS	2020	\$41,800
POOL/PATIO REMODEL PLUS ADDED FIRE PIT & STONE BENCH	2015	\$50,000
CABINETRY (KITCHEN, BAR, BOOKCASE, ENTERTAINMENT CENTERS & LAUNDRY)	2015	\$30,000
PERGOLA	2015	\$14,500
BATHROOM REMODELS	2012	\$25,000
TRAVERTINE FLOORING	2012	\$18,000
NEW EXTERIOR DOORS & HARDWARE THROUGHOUT (EXCEPT SIDE PORCH & GARAGE)	2012	\$5,000
BASEBOARDS & CROWN MOLDING	2012	\$1,500
LIGHTING / FANS THROUGHOUT HOME	2012	\$1,500

TOTAL UPGRADES: OVER \$265,000

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

SELLER'S HIGHLIGHTS

23 GOLDEN THRUSH PLACE, THE WOODLANDS, TX 77381

"LOVE OUR NEIGHBORHOOD! IN THE SPRING WE HAVE A NEIGHBORHOOD BOWLING NIGHT, IN JUNE WE HAVE A BBQ COOK OFF AND IN DECEMBER WE HAVE A PROGRESSIVE DINNER. SUPER INVOLVED NEIGHBORHOOD WITH PEOPLE OF ALL AGES."

"LOVE OUR STREET! WE GET TOGETHER AS A STREET EVERY SPRING AND ENJOY SNACKS ON THE CUL-DE-SAC. WE ALSO SET UP A TABLE AT TOP OF THE STREET ON HALLOWEEN SO WE CAN ALL ENJOY TIME TOGETHER WHILE PASSING OUT TREATS."

"WALKING DISTANCE TO DAVID ELEMENTARY & COLLINS INTERMEDIATE, BUT ALSO ELIGIBLE FOR BUS SERVICE TO BOTH SCHOOLS."

"CENTRAL LOCATION IN THE WOODLANDS, EASY ACCESS TO BOTH THE FRONT AND BACK OF THE WOODLANDS."

"WITHIN 8 MINUTES OF ALL MAJOR GROCERY STORES - KROGER, HEB, TRADER JOE'S, WHOLE FOODS AND SPROUTS (COMING SOON!)"

"CAN BIKE TO RESTAURANTS...TORCHY'S, REPUBLIC GRILL, VELVET TACO, THE KITCHEN, LOCAL TABLE, LOS CUCOS"

"WE ENJOY HAVING THE GAME ROOM BEING IN A SEPARATE PART OF THE HOUSE. AS OUR CHILDREN GREW TO BE TEENAGERS, IT WAS NICE FOR THEM TO HAVE A SPACE THEY COULD BE LOUD THAT DIDN'T DISRUPT THE REST OF THE HOUSE."

"WE LOVE HAVING THE "HIDDEN" DESK IN THE FORMAL LIVING ROOM THAT MAKES THE ROOM A FLEXIBLE SPACE FOR BOTH WORK AND ENTERTAINING."

"ENJOYED THE LARGE BACKYARD / ENTERTAINING SPACES AROUND THE POOL, FIREPIT AND PERGOLA."

"LOVE THE OPEN FLOORPLAN WHICH ALLOWS US TO BE TOGETHER AS A FAMILY EVEN WHILE SOMEONE IS IN THE KITCHEN COOKING."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

23 GOLDEN THRUSH PLACE, THE WOODLANDS, TX 77381

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2026	\$337	\$110	\$71
FEB	2025	\$336	\$170	\$30
MAR	2025	\$325	\$85	\$77
APRIL	2025	\$313	\$38	\$53
MAY	2025	\$304	\$41	\$83
JUNE	2025	\$305	\$40	\$83
JULY	2025	\$314	\$40	\$83
AUG	2025	\$332	\$43	\$83
SEPT	2025	\$339	\$40	\$95
OCT	2025	\$353	\$36	\$94
NOV	2025	\$354	\$36	\$71
DEC	2025	\$344	\$39	\$71
AVG		\$330	\$60	\$60

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$450

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COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.

FEATURES

23 GOLDEN THRUSH PLACE, THE WOODLANDS, TX 77381

1.	POOL, SPA, 4 FIRE / WATERFALL BOWLS, WATERFALL ALONG BACK WALL
2.	PERGOLA OVER BACK PATIO
3.	GAS FIRE PIT SURROUNDED BY BUILT IN BENCH
4.	LARGE PRIMARY WITH SITTING AREA
5.	LARGE WALK-IN SHOWER WITH BODY SPRAYERS
6.	UPSTAIRS BATHROOMS HAVE BUILT-IN BLUETOOTH SHOWER SPEAKERS
7.	LARGE GARAGE WITH WORKSPACE
8.	LOTS OF STORAGE
9.	WALK-IN PANTRY
10.	MANY LARGE DRAWERS IN KITCHEN FOR EASY ACCESS
11.	LOTS OF WINDOWS ALLOW PLENTY OF NATURAL LIGHT
12.	BEAUTIFUL LARGE WINDOWS IN KITCHEN
13.	WOOD PLANK STAMPED CONCRETE PATIO AND FRONT PORCH
14.	DOOR OFF OF KITCHEN ALLOWS FOR EASY ACCESS FOR OUTDOOR GRILLING
15.	WOODED CUL-DE-SAC LOT

CONROE ISD INFORMATION

23 GOLDEN THRUSH PLACE, THE WOODLANDS, TX 77381

David Elementary:

5301 Shadowbend Place
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