

546 RIVER PLANTATION DR

Home Features and Updates:

- Main sewer line replaced in 2022 - \$8000
- Main gas line replaced in 2022 - \$2000
- A/C & Heating system parts updated in 2023 & 2024 – capacitor, squirrel cage, control board, thermostat, system serviced
- Hot water heater – approximately 8 years old
- Roof – approximately 11 years old
- Granite countertops
- White Shaker style cabinets
- 2 car garage plus golf cart garage / workshop
- Oversized lot with no back neighbors
- Fresh landscaping

Amenities:

- Pool
- Playgrounds
- Jogging Trails
- Golf Course
- Tennis Courts
- Pickleball Court
- Park areas
- Gazebo
- Clubhouse

HOA:

- Crest Management
281-579-0761 / info@crest-management.com / www.crest-management.com
Dues: \$271/quarterly
Fees: transfer \$295 / resale cert \$375

Survey:

- 2022 Survey, Elevation Certificate and T-47.1 Affidavit provided. Buyer to purchase new if needed.

Quote to obtain new survey and/or elevation certificate:

Prime Texas Surveys – 713-864-2400

www.primetxsurveys.com

- Elevation Certificate (stand-alone pricing) \$425 plus tax
 - Survey \$600 & Elevation Cert. \$400, plus tax
 - Received in 7-10 business days

