



WELCOME HOME

IN SELLER'S OWN WORDS:

For us, this home was truly love at first sight! As our family grew, we needed a place that offered comfort, great schools, reliability, and convenience. 519 Rams Bottom Court delivered all of that and more.

One of the things we've appreciated most is the privacy. Tucked away at the end of a dead-end street and a cul-de-sac, the house feels peaceful and secluded within a friendly, close-knit community. We've always loved how quickly we can get to I-45, less than two miles, making trips to The Woodlands, Downtown, and everything in between incredibly easy. Yet at the same time, stepping out the back gate feels like stepping into the country, with quiet walks and sightings of birds, horses, goats, and other wildlife.

When we renovated, we did it with the intention of staying forever. Every finish was chosen for durability and quality, from the caulk and paint to the flooring and fixtures, all selected with longevity in mind.

Listing this home has been bittersweet. We're grateful for the memories and relationships we've built here, but we also take comfort in knowing this is a wonderful place for someone else to put down roots and build their future.

We hope you enjoy your time here as much as we have!



HELPFUL INFORMATION

IN SELLER'S OWN WORDS:

Average utility bills are:

	SUMMER	WINTER
ELECTRIC BILL:	\$ 180	\$ 75
GAS BILL:	\$ 60	\$ 80
WATER BILL:	\$ 150	\$ 50

Age of the following items:

Air Conditioning Unit:	2013 (Maintenance performed Dec 2025)
Furnace:	Unsure
Water Heater:	2021
Dishwasher:	2024
Garbage Disposal:	2026
Pool:	N/A
Pool Pumps:	N/A



IMPROVEMENTS & UPDATES

IN SELLER'S OWN WORDS:

8. We've invested in this home by:

Improvements/Updates

Insulated vinyl/Low-E windows (with one-time transferable lifetime warranty) - 2017

Hardi Siding - 2017

New roof - 2018

Resurfaced walls/ceilings - 2019

Luxury vinyl planks (20 mil wear layer) - 2024

Solid wood doors - 2024

Solid wood baseboards/trim - 2024

Updated outlets/covers through the home - 2024

Custom maple Kraftsmaid cabinetry - 2024

PEX repipe completed - 2024

Guest bathroom tile surround and glass shower door - 2025/2026

New high quality paint - 2024-2026

Irrigation/sprinkler system - Last maintained 2026
