

FAVORITE THINGS YOU HAVE ENJOYED ABOUT YOUR HOME AND COMMUNITY

Address: 71 Sagamore Ridge Place, Spring, Texas, 77389

- Jagged Ridge has a quiet, established feel with true neighborhood feeling
- We love being close to the walking paths that connect throughout Creekside Park
- Amenities of The Woodlands, pools, parks, golf, shopping, dining, and accessible common areas
- Zoned to highly rated Tomball Independent School District schools
- Quiet, low-traffic neighborhood streets
- Neighborhood events, friendly neighbors, and a welcoming atmosphere make it easy to feel at home
- Thoughtfully designed floor plan ideal for everyday togetherness
- The ponds in walking distance are perfect for family fishing days
- 4 minutes to H-E-B for everyday essentials and other major stores (Home Depot/Target) quick access
- Perfect setting for creating lasting family traditions especially holiday decor
- Jagged Ridge feels peaceful and removed from traffic.
- Mature trees, preserved green space, and thoughtful planning make this area feel scenic and relaxing
- Comfortable seasons with plenty of sunny days

Michelle Marek
TEAM

FEATURES, UPDATES, AND IMPROVEMENTS

Address: 71 Sagamore Ridge Place, Spring, Texas, 77389

Item	\$\$
• <u>Painted all cabinets, doors, ceiling and walls</u>	<u>7800</u>
• <u>removed all carpet with LVP flooring</u>	<u>8500</u>
• <u>water heater replaced</u>	<u>2800</u>
• <u>new master bath shower</u>	<u>11000</u>
• <u>bathroom light fixtures and all ceiling fans</u>	<u>1500</u>
• <u>installed halo air purifier system</u>	<u>1200</u>
• <u>new garage door spring</u>	<u>700</u>
• <u>cleaning tile grout</u>	<u></u>
• <u>landscape refresh</u>	<u></u>
• <u></u>	<u></u>
• <u></u>	<u></u>
Total Amount: \$ <u>33,500</u>	

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— TEAM —

HOME DETAILS OF: 71 Sagamore Ridge Place, Spring, Texas, 77389

AGE OF THE FOLLOWING ITEMS IN THE HOME

A/C		UNIT 1: <input type="text" value="Original"/>	UNIT 2: <input type="text"/>	UNIT 3: <input type="text"/>
WATER HEATER		UNIT 1: <input type="text" value="2026"/>	UNIT 2: <input type="text"/>	
HEATER/FURNACE	Original 2010			
DISHWASHER	Original 2010			
STOVE/OVEN	Original 2010			
CARPET	N/A			
OTHER FLOORING	Tile-Original, Laminate- October 2022			
ROOF	Original 2010			
INTERIOR PAINT	October 2022			
EXTERIOR PAINT	Original 2010			
POOL/POOL EQUIPMENT/SPA	N/A			

AVERAGE MONTHLY UTILITIES

	HIGH	LOW	AVERAGE
ELECTRICITY	\$164.51	\$65.96	\$104.67
GAS	\$130.40	\$32.52	\$97.72
WATER	\$61.37	\$32.51	\$46.94
TOTAL MONTHLY AVERAGE			