





## TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

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Property Address: 208 Twinflower Trail Court, Willis, Texas, 77318

1. Amenities & wooded trails
2. Close proximity to 45
3. Trees
4. Backyard
5. Kitchen
6. Laundry connection to primary closet
7. Large walk-in pantry
8. Everything is BRAND NEW
9. Extra large garage (4-car)
10. Elegant staircase



## UTILITY INFORMATION

Property Address: 208 Twinflower Trail Court, Willis, Texas, 77318

UTILITY	MONTHLY AVG.
ELECTRIC	\$150
GAS	\$120
WATER/WASTE MGMT	\$110
INTERNET	\$105
LAWN	Maintained Ourselves



## SELLER'S EXCLUSION LIST

\*\*Negotiable upon request\*\*

Property Address: 208 Twinflower Trail Court, Willis, Texas, 77318

INDOORS	LOCATION
Mounted TVs and hardware	Living, media, 2nd bedroom
Refrigerator X 2	Kitchen & garage
Freezer	Garage
Storage Containers & shelving	Garage
OUTDOORS	LOCATION
Grills	Patio
Bird Feeder	Back yard
Planters	Front yard
MISCELLANEOUS	LOCATION