



MATTHEW GUZMAN
TEAM

ADDITIONAL PROPERTY INFORMATION

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| AGE OF THE ROOF? | 5 YEARS OLD (ORIGINAL TO THE HOME BUILT IN 2021) |
| ANY INSURANCE CLAIMS ON THE ROOF OR THE HOME? | NO. |
| AGE OF THE WATER HEATER? | 5 YEARS OLD (ORIGINAL TO THE HOME BUILT IN 2021) |
| A/C UNIT? | WALL AND WINDOW UNITS. |
| HAS THE HOME HAD ANY PRIOR FOUNDATION REPAIRS? | NO. |
| HAS THERE BEEN ANY PRIOR FLOODING OR WATER PENETRATION INTO THE HOME? | NO. |
| DOES THE HOME HAVE ANY EXCLUSIONS? (FOR EXAMPLE, TV MOUNTS, SPEAKERS AND SPEAKER MOUNTS, ATTACHED MIRRORS, CHANDELIERS, BLINDS, CURTAINS, ETC) | DRYER - DOES NOT WORK AND WILL NOT FIX. |

AVERAGE UTILITY BILLS & CURRENT COMPANIES

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| ELECTRICITY | SAM HOUSTON ELECTRIC COOPERATIVE / ABOUT \$82 A MONTH |
| WATER | AQUA / ABOUT \$40 A MONTH |
| GAS | N/A |
| HOA PER YEAR OR MONTH | FRONTIER LAKES POA / \$84.70 PER YEAR |
| ANY ADDITIONAL FEES ASSOCIATED WITH THE HOME | TRANSFER FEE - \$150 |

PROPERTY UPGRADES / FEATURES:

- THE HOME WAS FULLY FENCED IN FEBRUARY 2026
- OUTSIDE OF THE HOME WAS PAINTED IN APRIL 2026
- THE HOME HAS 6 SECURITY CAMERAS AROUND THE PERIMETER, AND THEY WILL CONVEY WITH THE SALE!
- REFRIGERATOR AND WASHER INCLUDED!
- LOT HAS BEEN FULLY CLEARED
- SURVEY AND T-47 PROVIDED, HUGE SAVINGS FOR BUYER!

CONVENIENT LOCATION – DRIVE TIMES

INTERSTATE 45 ACCESS: ~5–10 MINUTES

LAKE CONROE: ~15–20 MINUTES

CONROE (SHOPPING, DINING, MEDICAL): ~15–20 MINUTES

THE WOODLANDS: ~30–35 MINUTES

HOUSTON (DOWNTOWN): ~55–65 MINUTES

EVERYDAY ESSENTIALS NEARBY

GROCERY STORES (H-E-B / KROGER AREA): ~10–15 MINUTES

RESTAURANTS & LOCAL SHOPPING: ~10–20 MINUTES

SCHOOLS (WILLIS ISD AREA): ~5–15 MINUTES

TRAVEL & MAJOR ACCESS

GEORGE BUSH INTERCONTINENTAL AIRPORT: ~40–50 MINUTES