

NewTrust
REAL ESTATE

BUYERS WANT TO KNOW

ADDRESS: 12406 Garden Field Dr. Pearland, TX 77584

Does your home have a Home Warranty? If so, please provide name & number: No

Please provide any recent updates:

Pool/Spa 2019; new fence; wood flooring in primary bedroom; wood flooring, stairs & hallway upstairs; painting of kitchen cabinets & console in den

Previous Year's Tax Amount: _____

What is the age of the: (Year installed)

A/C: ~~2009~~ 2009 Coil Replaced in 2023 Heater/Furnace: ~~2009~~ 2009

Unit 2: 2025

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Water Heater: 2009

Dishwasher: 2009

Carpet: 2009

Other Flooring: 2009, 2019, & 2024

Interior Paint: 2009

Exterior Paint: 2009

Roof: 2021

Stove: 2009

Oven: 2009

Fence: 2024

Built-in Micro: 2009

Pool/Spa: 2019

Pool/Spa Equipment: 2019

What is covered by HOA Maintenance Fee? Common areas, neighborhood pool & clubhouse maintenance, security access maintenance system

Average Utilities:

Electricity: High \$597.00 Low \$375.00

Gas: High \$376.00 Low \$202.00

Water: High \$43.00 Low \$31.00

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

Southern Trails Residential Assoc. (Texas Star Man)
Contact: Amy Brumit - Community Manager
(281) 348-2158 Ext. 111
abrunit@tscmanagement.com
HOA Annual Dues: \$991.50



INTERVIEW WITH THE SELLERS

1. Why did you decide to buy this home for yourself?

Excellent floorplan, water view, neighborhood, + proximity to stores, restaurants, & highway

2. What do you think are the best features of your home?

Floorplan, pool/spa, lake view behind the house, great for entertaining (indoor & outdoor)

3. What do you like best about your neighborhood?

Quiet neighborhood, not a lot of turnover, lakes, walking trails, clubhouse (gym), proximity to shopping, restaurants, & highway & good schools

4. What are your favorite places for recreation, shopping and eating nearby?

Town Center, King's, Italiano's, HEB, Walmart, Target, walking trails, parks, Club Pilates, Pure Barre, Dynamic Fitness. There are so many places up & down Broadway (518), you can find whatever you need!