

# HOME FAQ'S & FEATURES



7327 TRAIL RIDGE  
FULSHEAR, TX 77441

*THE INFORMATION PRESENTED IS PROVIDED BY THE SELLER AND IS BELIEVED TO BE TRUE AND ACCURATE, BUT SHOULD BE INDEPENDENTLY VERIFIED.*

## 1. Features:

- Oversized 11,807 sf lot
- Engineered wood flooring throughout, no carpet.
- Sonos built in speakers in the kitchen, living room and patio.
- Floor-to-ceiling sliding glass patio door
- Covered back patio
- Quartz countertops
- Soft-close cabinetry
- Upgraded primary shower
- Kitchenaid wine and beverage fridge conveys with property
- 9-ft ceilings, with 10-ft tray ceilings in living room and primary bedroom
- Upgraded fireplace surround

## 2. Home completed in 2025

Therefore all major systems - roof, AC, plumbing, water heater - are ~1 year old.

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# MONTHLY UTILITIES & BILLS



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### 3. Average monthly cost of utilities?

#### A. Electricity:

\$50-60. Peak summer \$90-100

#### B. Water:

\$50

#### C. Gas:

\$20-25

#### D. Internet providers are available:

AT&T and X Finity. Fiber is available, Seller uses AT&T fiber currently

### 4. Exclusions

Seller plans to take fridge, washer, and dryer, but this is negotiable.

*Thank you for your interest.*

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