

Help us showcase your home! Please take a few minutes to share some key details about your property. The information you provide helps us answer buyers' most common questions.

**PROPERTY ADDRESS:** 10912 Redbird Conroe TX 77385

## CHARACTERISTICS

**BUILDER & YEAR BUILT:** unsure of builder / 2009 **SQUARE FOOTAGE:** 1,383

**# BEDROOMS:** 3 **# FULL BATHS:** 2 **# HALF BATHS:** 0 **# CAR GARAGE:** 2

## ADDITIONAL HELPFUL INFORMATION

**FLOORING TYPES:** Tile in house and carpet in bedrooms

**COUNTERTOP TYPES:** granite

**HVAC HOW MANY UNITS?** 1

**AGE OF UNIT(S):** 2009 **DATE LAST SERVICED:** 05/28/24

**HOT WATER HEATER HOW MANY UNITS?** 1 **ELECTRIC OR GAS?** electric

**AGE OF UNIT(S):** 2023 we think **DATE LAST SERVICED:** 12/2025

**ROOF AGE OF ROOF:** 2009

**TYPE OF ROOF:** shingles **PREVIOUS LEAKS:**  YES  NO

**POOL/SPA**  YES  NO **INSTALLER:** n/a

**DATE INSTALLED:** n/a **HEATED?**  YES  NO **FUNCTIONAL?**  YES  NO

**RE-SURFACED?**  YES  NO **DATE RESURFACED:** n/a

**FOUNDATION HAS FOUNDATION WORK BEEN DONE?**  YES  NO **DATE:** n/a

**IS IT UNDER WARRANTY?**  YES  NO

**GENERATOR HAVE A GENERATOR?**  YES  NO

**SERVICE/MAINT. SCHEDULE**  YES  NO **DATE SERVICED:** n/a

**AVERAGE UTILITY COST ELECTRICITY:** \$160 **GAS:** \$0 **WATER:** \$70

**HOA FEE?**  YES  NO **AMOUNT:** n/a, U/R

Buyers love to hear about the unique features and personal touches that make a house feel like a home. Imagine you're giving someone a personal tour – what would you point out in each room? What details do you enjoy most, big or small?

Your favorite features don't have to be things you've spent money on – just the things you love most about living here, whether it's the morning light in the kitchen, a cozy reading nook, or the proximity to a great park. You can walk us through your home room by room, or simply make a list of your favorite things about living here.

The more you share, the better we can tell your home's story to potential buyers!

One of the things we've loved most about this home is how welcoming and comfortable

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it feels from the moment you walk in. The layout flows naturally and is an open concept with

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natural lighting from the bay window in the dining and the 3 big windows in the living room.

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The ceilings are high in the living spaces which I've always loved because it makes the house feel

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bigger. The bay window offers extra space to add decor and seating if needed. I love the terracotta

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floors because it adds a warmth to the home. The primary bedroom has a tray ceiling that makes

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the bedroom feel bigger also.

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Kitchen had lots of storage and granite counter tops.

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Neighborhood is quiet and the street has minimal traffic. Its tucked away toward the back of the neigh

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eliminates pass through traffic. Although its tucked away its still located only a few minutes from I-45

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and all The Woodlands amenities along with lots of SHOPPING and restaurants

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There are nearby parks and the neighborhood is full of beautiful trees for nice evening and morning

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walks. I love that our park up the street also has a little league baseball team which is where we

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planned on enrolling our son before we realized we were moving.

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all the neighbors are friendly and family oriented as many of us will get together on holidays in the

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street to let the kids mingle.

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The neighborhood is safe and we have trusted neighbors that look after us when we are gone.

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