



MYERS & LINDSEY
REAL ESTATE GROUP

Property Address: 9305 Old River Ct E.

Please check any of the following items that you will be excluding from the sale of your property.

WINDOW TREATMENTS

- Curtains and Rods
- Draperies and Rods
- Valances
- Blinds

DECORATIVE

- Bookshelves (Not Attached) *Garage*
- Bookshelves (Attached to Walls) *office*
- Ceiling Fans

MEDIA

- Built-in Speakers
- Satellite Dish System
- Antennae
- TV Wall Mounts

OUTSIDE HOUSE ESTHETICS

- Awnings
- Attic Fans
- Landscaping *potted plants*
- Window Screens

GARAGE

- Garage Door Openers
- Shelves
- Storage Containers
- Work Bench

FIREPLACE

- Artificial Fireplace Logs
- Fireplace Screens
- Fireplace Tools

POOL

- Pool Equipment
- Pool Maintenance Access.
- Portable Spa
- Above-Ground Pool

SYSTEMS

- Water Softener System
- Window Air Conditioner

ALARM SYSTEMS

- Built-in Security
- Fire Equipment

All items stay

BACKYARD ESTHETICS

- Shrubby
- Plants
- Swing Sets
- Playground Equipment
- Fountains
- Bird Baths
- Statues
- Lights in Yard

OTHER (PLEASE SPECIFY):

SELLER *[Signature]*

SELLER *[Signature]*

BUYER _____

BUYER _____



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WELCOME HOME

Property Address: _____

THINGS WE LOVE ABOUT THIS HOME:

1. The windows! Great views from every room
2. Casita as a guest house
3. Owners suite is a beautiful refuge.
4. Owners closet and bath is huge
5. Beautiful floor plan/layout for entertaining
6. High end materials to create gorgeous interiors with attention to details
7. Pool and spa feels like being on vacation
8. Love the kitchen layout, Island Island.
9. Storage everywhere.

THINGS WE LOVE ABOUT THIS COMMUNITY:

1. Our neighbors! The greatest bunch of people anywhere!!
2. Location: proximity to TX 105.
3. Lake living fun all around.
4. Security: We've never had an alarm nor felt the need for one.
5. Quiet & tranquil.
6. Property is elevated above the dam. It will never flood.

AVERAGE UTILITY BILLS:

	Company Name	Summer Average	Winter Average
Gas	Centerpoint	35 ⁰⁰	60 ⁰⁰
Electricity	Energy	400 530 ⁰⁰	190 ⁰⁰
Water	Stanley Lake MUD	58 ⁰⁰	45 ⁰⁰

OTHER SERVICE PROVIDER REFERRALS:

Lawn Maintenance: Mateo's Lawn Service
 Pool Service: Montgomery Pools 936-463-8855
 Maid Service: Ivette Hernandez 936-777-4349
 Alarm Service: _____
 Other: Sprinklers & Landscaping - Charles Wilson

(Mateo's & Ivette have been with this home since 2006.)

Other Details:

Mailbox Keys (#) 2 Mailbox # and Location #8; near entry gate.

Trash Pickup Days Monday, Thursday Trash Can Provided? Yes No _____

Recycling Available: Yes _____ No What Day/Rules _____