



BUYERS WANT TO KNOW!

PROPERTY ADDRESS 4531 Windy Oaks drive

THINGS WE LOVE ABOUT THIS HOME

1. Proximity to the trails on the creek. We can walk/bike over 6 miles without ever crossing a street!
2. Camp Flewellen right outside our cul-de-sac
3. Automatic Pool cover on pool with oversized spa
4. \$24,000 in designer lighting upgrades. All Visual Comfort and Regina Andrews.
5. Bright and happy with lots of windows on a private corner lot with no rear neighbors looking into our yard.

THINGS WE LOVE ABOUT THIS COMMUNITY

1. Trails!! So many trails to walk along without ever crossing streets which is great for kids! We love seeing all of the wildlife.
2. Great schools!
3. HEB and shops/dining located within neighborhood
4. Amazing pools with water slides.
5. Tennis courts are just a short bike ride away.

ROOF & CLIMATE CONTROL

Age of Roof 4
 # of Air Conditioning Units 2 Age of Air Conditioning Units 4
 # Water Heaters n/a Age of Hot Water Heater 4
 Heating System Age 4

AVERAGE MONTHLY UTILITIES

Electricity: High \$ n/a Low \$ n/a
 Gas: High \$ n/a Low \$ n/a
 Water: High \$ n/a Low \$ n/a
 Trash: \$ n/a included with water bill

SERVICE PROVIDER REFERRALS

Lawn Maintenance David's Landscaping
 Alarm Service Ring
 Pool Service Matador Pool Services
 Maid Service Eloisa
 Other _____

OTHER INFORMATION

Maibox # 1 Maibox Location Creek Trace Lane and Windy Oaks Drive
 Trash Pick-Up Days Wednesdays Trash Can Provided Yes No
 Recycling Available Yes No What Day/Rules? Wednesdays - green trash can