

UPGRADES AND IMPROVEMENTS



Property Address: 165 Waterstone Drive, Montgomery, Texas, 77356

DESCRIPTION	DATE	
Interior paint	2026	\$4,000
Exterior shutters, Garage door paint	2024	\$2,000
Whole home generator	2024	\$17,000
Staircase to attic & decking	2024	\$6,000
Water softener & UV + RO	2024	\$5,000
Garden beds & firepit	2023	\$15,000
Garage shelves & cabinets	2022	\$5,000
Front porch & back patio floor	2022	\$5,000
Garage overhead storage	2022	\$2,000
Laundry & study cabinets	2022	\$2,000
Gates	2022	\$1,000
Flagstone front porch	2022	\$15,000
Smoke shack and flagstone patio	2022	\$60,000
Landscaping & SOD	2015	\$10,000



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

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1. Quiet, peaceful, relaxing with added peace of mind with generator
2. Huge closets & pantry
3. Attic with stairs to access decked storage & mechanicals
4. Spacious yard
5. Gourmet kitchen with massive island to entertain
6. 3-car garage with room for vehicles & tools/storage
7. Privacy at front and back porch sitting areas
8. Outdoor flexible kitchen / entertain "shack" space
9. Herb & vegetable garden with firepit area
10. Fireplace in living room

AGE OF MECHANICALS



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MECHANICALS	APPROXIMATE AGE
A/C #1	11 years
A/C #2	N/A
A/C #3	N/A
WATER HEATER #1	11 years
WATER HEATER #2	N/A
WATER HEATER #3	N/A
WATER SOFTENER (IF APPLICABLE)	2 years
FURNACE #1	11 years
FURNACE #2	N/A
FURNACE #3	N/A
OVEN(S)	11 years
COOKTOP	11 years
DISHWASHER	11 years
MICROWAVE	2 years
BUILT-IN REFRIGERATOR (IF APPLICABLE)	N/A
POOL PUMP	N/A
POOL FILTER ASSEMBLY	N/A
POOL HEATER	N/A
POOL PLASTER	N/A



UTILITY INFORMATION

Property Address: 165 Waterstone Drive, Montgomery, Texas, 77356

UTILITY	MONTHLY AVG.
ELECTRIC	\$185
GAS	\$60
WATER/WASTE MGMT	\$70
INTERNET	\$90
LAWN	Self maintained



SELLER'S EXCLUSION LIST

Negotiable upon request

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INDOORS	LOCATION
Upright & chest freezers	Laundry room
Washer & dryer	Laundry room
Fridge	Kitchen
OUTDOORS	LOCATION
Patio furniture	Back porch
Swing and firepit	Front porch
MISCELLANEOUS	LOCATION
Tool organization/benches	Garage