

Average Utility Bills

	Low	High	Utility Provider
<b>Electric</b>	n/a	n/a	Entergy
<b>Gas</b>	n/a	n/a	Si energy
<b>Water</b>	n/a	n/a	City of conroe

HOA Dues

Annual Dues	Grand Central Park HOA \$1260 annually
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How Old Is The:

<b>A/C</b>	2020	Heater/Furnace	2020
<b>Dishwasher</b>	2020	Water Heater	2020
<b>Stove</b>	2020	Roof	2020
<b>Carpet</b>	2020	Other Flooring	2020
<b>Pool</b>	n/a	Hot tub	n/a
<b>Interior Paint</b>	2020	Exterior paint	2020

Additional Info on Home:

Referrals:

<b>Trash pick up day</b>	wed	Lawn care	Leo 8323140918
<b>Recycling Pick up day</b>	wed	Alarm service	
<b>Trash can provided?</b>	Yes	Pool Service	n/a
<b>Mailbox # and location</b>		Cleaning service	

Things we love about this home: \_\_\_\_\_

Things we love about the community: \_\_\_\_\_ The clubhouse and all the amenities are amazing, you have

lots of locations to view the lake, dog parks, playgrounds, lake activities,

fitness center and lots more. Golf carts are allowed in the community.

Updates to Property:

washer, dryer, and fridge stay with the home. All high quality appliances.

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I have a Choice Ultimate warranty plan with Choice Home Warranty until 08/17/2026 that is

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transferable to the buyer as part of the purchase. Contract is available for review upon request.

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Exclusions: