

UPGRADES AND IMPROVEMENTS



Property Address: 102 Treescap Circle, The Woodlands, Texas, 77381

DESCRIPTION	DATE	
New roof	April 2026	
2nd level HVAC	May 2026	
Light fixtures	November 2025	
New washer & dryer	September 2025	
New fridge	September 2025	
Downstairs AC	2025	
5 burner gas cooktop	2024	
Fresh paint	2025	
Nest thermostats	2025	



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

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1. Incredibly family friendly area (park, trails, pond, pool)
2. Amazing schools within walking distance
3. Incredible neighbors!!
4. Feels so tucked away but still so accessible to shopping, dining, and highways
5. Truly endless storage throughout!
6. High ceilings and big windows, with a spacious layout
7. Cozy play space upstairs
8. Central fireplace with huge mantel was a centerpiece for the holidays
9. Spacious deck with great shade
10. Large eat in kitchen with so much workspace & a double oven!



AGE OF MECHANICALS

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MECHANICALS	APPROXIMATE AGE
A/C #1	1 year
A/C #2	1 year
A/C #3	N/A
WATER HEATER #1	21 years
WATER HEATER #2	N/A
WATER HEATER #3	N/A
WATER SOFTENER (IF APPLICABLE)	N/A
FURNACE #1	15 years
FURNACE #2	1 year
FURNACE #3	N/A
OVEN(S)	2 years
COOKTOP	2024
DISHWASHER	6 years
MICROWAVE	
BUILT-IN REFRIGERATOR (IF APPLICABLE)	1 year
POOL PUMP	N/A
POOL FILTER ASSEMBLY	N/A
POOL HEATER	N/A
POOL PLASTER	N/A



UTILITY INFORMATION

Property Address: 102 Treescap Circle, The Woodlands, Texas, 77381

UTILITY	MONTHLY AVG.
ELECTRIC	\$175
GAS	\$71
WATER/WASTE MGMT	\$84
INTERNET	\$57
LAWN	\$83