

UPGRADES AND IMPROVEMENTS



Property Address: 213 Forest Heights Lane, Montgomery, Texas, 77316

DESCRIPTION	DATE	
Interior painted walls	May 2026	
All cabinets painted	May 2026	
All new carpet	May 2026	
New gas stove	May 2026	
New backsplash	May 2026	
Updated lighting and ceiling fans	May 2026	Some updated earlier than 2026
Epoxy back patio	May 2026	
Refreshed landscaping & added some sod	May 2026	
Epoxy garage floor		



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 213 Forest Heights Lane, Montgomery, Texas, 77316

1. Location & Greenbelt
2. Friendly neighbors
3. Peaceful
4. Beautiful & mature landscape
5. Pet friendly
6. Nature surrounding
7. No thru traffic/no outlet street
8. Proud homeowners that care for their properties
9. Quiet
10. Family friendly and love everything about this property



AGE OF MECHANICALS

Property Address: 213 Forest Heights Lane, Montgomery, Texas, 77316

MECHANICALS	APPROXIMATE AGE
A/C #1	12 Yrs
A/C #2	N/A
A/C #3	N/A
WATER HEATER #1	12 Yrs
WATER HEATER #2	N/A
WATER HEATER #3	N/A
WATER SOFTENER (IF APPLICABLE)	N/A
FURNACE #1	12 Yrs
FURNACE #2	N/A
FURNACE #3	N/A
OVEN(S)	May-26
COOKTOP	May-26
DISHWASHER	2025
MICROWAVE	2026
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: 213 Forest Heights Lane, Montgomery, Texas, 77316

UTILITY	MONTHLY AVG.
ELECTRIC	\$120
GAS	\$55
WATER/WASTE MGMT	\$60
INTERNET	\$80
LAWN	\$30 each visit