

Property Details
8824 Snowy Owl Loop Missouri City, TX 77459

Updates / Unique Features:

- 2" Faux wood blinds 2006
- Pool 2007
- New carpet in main bedroom & upstairs 2022
- Gas Stove & Cook top
- Installed wood floors to the dining room 2020
- New paint in all rooms, & garage floors (Jun. 2019)
- Primary walk-in closet with custom shelves & drawers
- Granite counter tops in kitchen & primary bathroom
- Gas remote fireplace
- Custom mud with open storage & hooks
- Powder room with pedestal sink
- Custom Iron rod railing on stairs
- LED canister lighting in kitchen & dining room
- Secret hidden closet upstairs

Age of:

	Unit 1	Unit 2
Air Conditioner	2 years	2 years
Water Heater	5 years	
Roof	6 years	

Average bills:

Electric:	\$250 per month
Gas:	\$40 per month
Water/Sewer:	\$95 per month

Items Negotiable to Convey (must include in Non-Realty Items Addendum if buyer wants them):

- Kitchen Refrigerator
- Garage cabinets & Garage shelves
- Custom drapes in living room

Exclusions:

- Washer & Dryer, Refrigerator & Freezer in garage, TVs in all rooms. Drapes/curtains in all rooms.

Seller Q&A:

1. Why did you originally choose to buy this home?

Great schools we're zoned to and the close proximity to the Medical Center and Downtown. We wanted a cul-de-sac at end of street.
It was a brand new home (we are the first and only owners).
Built by Trendmaker Home (a reputable builder) and is in a well-established community with many amenities.

2. What are the best features of this home?

Outside pool is fantastic and a great place to relax. We also enjoy the fireplace, soaking tub, large master bedroom, and the large backyard. Everything is clean and well-maintained; and no smoking.

3. What do you enjoy most about this neighborhood?

The kind neighbors are amazing & it's a great community. The street is very quiet. We also love the amenities – 4 pools, many parks/trails & sports complex.

4. What are your favorite nearby places for shopping, eating, and recreation?

We enjoy the Sportsplex and nature trail. HEB & local restaurants. County club with golf course. With the Fort bend toll road & new 288 express lanes, we can also get to Midtown, Montrose, or Rice Village in about 20 minutes for a fun night out.