



BUYERS WANT TO KNOW

Property Address:

10335 Shipmans Landing Dr. Missouri City, Tx. 77459

4 Things Every Buyer Should Know About This House

(Why did you decide to buy this home for yourself, Best Figure, What you like best about the Neighborhood?)

1. Lots of community pools and amenities
2. Corner lot with extra privacy and great curb appeal
3. Convenient alley-access driveway
4. Family-friendly atmosphere

Average Monthly Utility:

Electricity: Avg Summer \$470 Avg Winter \$110
Gas: Avg Summer \$56 Avg Winter \$85
Water: Avg \$90

Are the following items Gas or Electric:

Dryer ☐ Gas ☐ Electric ☒ Both Connections
Oven ☐ Gas ☒ Electric
Cooktop ☒ Gas ☐ Electric
Water heater ☒ Gas ☐ Electric Tankless? ☐ yes ☒ No

Approximate Age:

A/C Compressor Unit 1: 6 Dishwasher: 1 Water Heater: 6 Roof: 1.5
A/C Compressor Unit 2: 14 Oven: 13 Exterior Paint: U
AC/Furnace Unit 1: 6 Stove: 13 Fence: U
AC/Furnace Unit 2: 14 Built-In Microwave: 2 Sprinkler System: U

Additional Information:

Trash Days: Tuesday & Friday Mailbox Location/Number: Oak Bough / #13
Special Community Features: (6) community pools, Golf carts allowed, Clubhouses, playgrounds & sports facilities
Builder: UNKOWN Year Built: 2003 Year Purchased: 2024

List any upgrades that have been done:

Quartz countertop through, New vanity sinks/facets, wooden stairs, All new ceiling fans, All new ceiling canless led down lights, New chandeliers,

Fresh coat of paint throughout, painted island and primary bath cabinets, Molding detail in dining room, Updated moldings around family room windows/Entry

Added gutters 2 areas,

Are there any **exclusions**, or items you are not including, with the sale of the property? Yes / No

If Yes, please list any exclusions below: (3) solar security cameras, Gym equipment, garage shelving