



Brandi Jackson  
Real Estate Group

BERKSHIRE HATHAWAY | Premier Properties

HomeServices

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## TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

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Property Address: 313 Brocks Court, Montgomery, Texas, 77356

1. Convenient to schools, parks & local events
2. Perfect balance of cozy & open space
3. Open layout that keeps everyone connected
4. Light, bright & welcoming
5. Backyard is large enough for pets, kids, trailer parking and gatherings
6. Front room is versatile - can be office, playroom, formal dining, etc.
7. Minimal traffic due to cul-de-sac
8. The custom (charming) touches - chair rail at entry, living room, hall bath
9. Friendly, welcoming neighbors who look out for each other
10. Highly regarded schools in the area



## AGE OF MECHANICALS

Property Address: 313 Brocks Court, Montgomery, Texas, 77356

| MECHANICALS                    | APPROXIMATE AGE |
|--------------------------------|-----------------|
| A/C #1                         | 2018            |
| A/C #2                         | N/A             |
| A/C #3                         | N/A             |
| WATER HEATER #1                | 2018            |
| WATER HEATER #2                | N/A             |
| WATER HEATER #3                | N/A             |
| WATER SOFTENER (IF APPLICABLE) |                 |
| FURNACE #1                     | 2018            |
| FURNACE #2                     | N/A             |
| FURNACE #3                     | N/A             |
| OVEN(S)                        | 2018            |
| COOKTOP                        | 2018            |
| DISHWASHER                     | 2018            |
| MICROWAVE                      | 2018            |
| REFRIGERATOR                   |                 |
| POOL PUMP                      | N/A             |
| POOL FILTER ASSEMBLY           | N/A             |
| POOL HEATER                    | N/A             |
| POOL PLASTER                   | N/A             |



UTILITY INFORMATION

Property Address: 313 Brocks Court, Montgomery, Texas, 77356

| UTILITY             | MONTHLY AVG.          |
|---------------------|-----------------------|
| ELECTRIC - MidSouth | \$337                 |
| GAS                 | N/A                   |
| WATER/WASTE MGMT    | \$81                  |
| INTERNET            | Fiber approx. \$100   |
| LAWN                | \$25 per week approx. |
|                     |                       |



**SELLER'S EXCLUSION LIST**

Property Address: 313 Brocks Court, Montgomery, Texas, 77356

| INDOORS               | LOCATION |
|-----------------------|----------|
| everything negotiable |          |
|                       |          |
|                       |          |
|                       |          |
|                       |          |
|                       |          |
| OUTDOORS              | LOCATION |
| everything negotiable |          |
|                       |          |
|                       |          |
|                       |          |
|                       |          |
| MISCELLANEOUS         | LOCATION |
| everything negotiable |          |
|                       |          |
|                       |          |
|                       |          |