

Diana Coleman/ Top Producer/ Keller Williams NE

Additional information for

(Address) 5530 REGAL LANDING DR Kingwood, TX 77345

Feature & Year Replaced:

Roof

2024

10 yr. warranty

AC

Unit 1 ORIGINAL Unit 2 ✓

Unit 3

Heater

Unit 1 COIL REPLACED 2022 Unit 2

Unit 3

Water Heater

Unit 1 2018 Unit 2

Cooktop (gas or electric)

ORIG

Microwave (convection-☒ or N)

2018

Oven (convection-☒ or N) (# of units)

ORIG

Dishwasher

2018

Pool

ORIG

Pool or spa Heater

2024

Pool pump

2025

Name & Brand and/or year

Interior paint

Sherwin Williams 2018

Exterior paint

Sherwin Williams

Carpet

NONE

Wood/tile

2018

Utilities (Ave/Mo.)

Jan-Mar

Apr-Jun

Jul-Sep

Oct-Dec

Electric

Gas

Water

Neighborhood Amenities (Pools, parks, shopping, greenbelts, etc.)

GREENBELTS, PARKS w/in less than one mile
 BACK OF HOUSE VIEW NATURE PERSERVE
 SHOPPING w/in 4 MILES
 HOA UPKEEP EXCELLENT

Special Features/upgrades of this home:

~~Private~~
 LARGE PATIO AREA AROUND POOL
 YARD MAINTENANCE EASILY ACCESSIBLE
 UPSTAIRS ABOVE GARAGE LARGE STORAGE AREA
~~THE BACK YARD & POOL AREA VERY PRIVATE~~

ENTIRE BACK YARD FENCED - IRON

Travertine
 Granite Countertops (2018)
 Lots of light
 Crown molding
 High Ceilings -

replaced
 Solid Wood
 8 Foot Doors

~~Overlooked~~
 Pool/Spa
 Gas Fireplace

Maintenance Schedule:

Heating system:

Service date (last): 4/6/2026

How often are systems checked: SEMI ANNUAL

Any parts replaced? ☒ NO ☐ Yes

If yes, please describe parts replaced & approximate date:

Cooling system:

Service date (last): 4/6/2026

How often are systems checked: SEMI-ANNUAL

Any parts replaced? ☒ No ☐ Yes