



501 Corsair Court

THINGS WE ABOUT THIS HOME:

1. Very private, secluded and quiet location with no rear neighbors. Surrounded by trees.
2. Cul-de-Sac lot – very little street traffic
3. Lots of wildlife viewing – deer, rabbits, and birds
4. South facing home – Back porch in full shade all day long
5. Garage side porch with pavers connecting to the rose garden and back porch
6. 4 car tandem garage with workshop and large oversized driveway
7. Mother-in-law suite with ensuite designed for aging in place
8. Walk-in 14x18 storage room with pre-plumbed for future mini-split AC system.
9. The Ultimate Utility room - 14x14 Laundry/Craft/Home Office Space with many custom cabinets
10. Easy access front of neighborhood location in quiet section of Ridgelake Shores

THINGS WE ABOUT THIS COMMUNITY:

1. Relaxed drive into the community past large lake and park with abundant wildlife
2. Close to Woodforest shopping, medical, yet away from main roads
3. Family friendly with holiday parades and park activities
4. Low HOA dues at \$350 per year
5. No MUD taxes

RECENT UPDATES:

1. Aquasystems Whole Home water filter and softener – April 2025
2. Lennox M30 – replaced thermostats and added soft start kits for both AC units – June 2025
3. Generac 22 KW Whole Home Generator with automatic transfer switch and upgraded gas meter – August 2024
4. Scotsman CU50 High-Capacity Top Hat Ice Machine – March 2022

RECENT MAINTENANCE:

1. Yearly Roof Maintenance – roof inspected and repaired sealants
2. Home Team Pest Defense Treatment – August 18, 2026
3. Generator 2-year service – 13 hour run time – August 19, 2026
4. AC maintenance service checkup – August 19, 2026
5. Septic System Maintenance Inspection/ Maintenance Check – July 2026



AGE of the Following Items

	Unit 1	Unit 2
HVAC	5.5 years Lennox 16 SEER 2 Stage 5 Ton	5.5 years Lennox 16 SEER 2 Ton – Zoned with Primary and 2 nd floor
Water Heater	5.5 years Rheem 50 gallon tank	5.5 years Rheem 50 gallon tank
Roof	5.5 years	
Dishwasher	5.5 years – GE Café	
Oven/Cooktop	5.5 years Thermador 36” Dual Fuel Range with 4 burners and griddle	

AVERAGE UTILITY BILLS

	Summer Avg	Winter Avg
Gas Centerpoint	\$ 45	\$ 100
Electricity/Water MidSouth	\$ 300	\$ 150
Trash Service Republic	\$ 200 per quarter	