Authentisign ID: 49F39FBF-73D1-F111-BF5B-000D3A4FF82A

ELISSA EMMONS

Property Address: 1170 Rustling Wind Lane, league city Tx.

Homeowners Association Name: Spectrum Association Management, the Lakes of South

HOA Number: 8934801170

Maintenance Fees: $ 1096.62 per mo ☒ yr

Average Utility Bills:

Electricity: $ 164 avg Gas: $ 50 Water: $ 90

Insurance:

Homeowners: $ 1231.27 Windstorm: $ 3327 Flood: $ NA

What is the age (in years) of:

Roof:	2021	A/C:	2021	Furnace:	2021	Water Heater:	2022
Dishwasher:	2024	Stove:	2024	Oven:	2024	Carpet:	7/2026
Other Flooring:	7/2026	Interior Paint:	2013	Exterior Paint:	2013	Fence:	2024

Type of Plumbing & Age: copper, 2002 orginal to the house with the exception of all fixtures

Type of Pool: NA Heated? NA

Who Services Pool: NA

Trash Days: Monday/Thursday

Who Services Trash? AmeriWaste

Are there any other updates/renovations not mentioned above?

Featured black tile fireplace was installed, and the fireplace was converted to a faux gas fireplace (it can easily be returned to a wood burning fireplace if desired): 1/2026. New smart irrigation system: 2024. Refinished front door: 6/2026. All new ceiling fans: 2024. New modern chandeliers throughout the house (X5): 1/2026. New lighting fixtures in all the bathrooms with matching gold/black cabinet pulls: 2/2026. New black bar style door handles/ hinges throughout the house: 3/2026. New quartz countertops in the kitchen and all 3 bathrooms including new underhung rectangular sinks and new faucets.

This information is to the best of the seller's knowledge and not guaranteed. Buyer should independently verify.

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Is there any additional information the next owner should know? Why do you love this house?

* I couldn't add this detail in the updates/renovation section, but the new kitchen quartz countertops removed the elevated (bar height) portion of the counter to give the house a much more open/contemporary line of sight to the living room. The counter was also extended to give more leg room for siting at the counter.
* The kitchen upgrade included a down draft cooktop conversion to gas, and an increase to a 36" wide 5 burner unit.
* The engineering hardwood floors are a premium Shaw floor with UV protection and a lifetime warranty.

* The house has a wonderful open floorplan with 3 separate living areas all visible from the kitchen.
* The house has beautiful large windows on all three sides of the open concept area allowing in lots of light and a wonderful view of the garden.
* At night when the house lights are turned down and you're watching TV you can see the beautifully lit gardens on all sides of the house. The garden is definitely a part of the house I will always love. It's also very well irrigated and easy to take care of.
* The home has excellent bedroom privacy with bedrooms in 3 separate "wings" of the house.
* The custom fireplace was designed with an alcove that would accomm0date the largest TV possible (75") which makes sports viewing and absolute joy.....and the 1-year-old TV is included in the home sale.
* The house is very well insulated resulting in a very quiet and energy efficient home.
* The new flooring makes the home seem warm and brand new and the light color is a beautiful contrast with the black tile accent fireplace.
* The home is close to major grocery stores and 10+ restaurants are within walking distance....we regularly walk to dinner out..
* At night the landscape lighting in the front yard makes our house the prettiest in the neighborhood.
* The one-story floorplan is the best layout....I'll never go back to a 2-story home.
* I love the 3-car garage giving me plenty of room for tools and projects in the tandem section.
* The neighbors are friendly, it's a nice quiet neighborhood and we are on a relatively low traffic street.
* The back patio is a joy to sit on at night in the spring and fall.....And all relatively new outdoor furniture (front and back) is included with the sale.

Note:
We are the second owners of the home, and the home never had children or pets living in it, so it's a relatively lightly used home for a 4-bedroom unit.