UPGRADES AND IMPROVEMENTS

Brandi Jackson Real Estate Group
BERKSHIRE HATHAWAY | Premier Properties HomeServices

Property Address: 13432 Maverick Trail Road, Conroe, TX 77303

DESCRIPTION	
1st floor LVP throughout & Herringbone in primary bath	
Backyard sod & hardscape	
Backyard fence	
Expanded covered patio & breakfast room	
Extra 1st floor full bath & 5th bedroom	Required larger septic
Full house gutters	
Garage cabinets, epoxy floor & 2nd door opener	
Electrical fixtures upgraded to black	
Exterior front lights & 3rd coach light by garage	
Kitchen & bathroom knobs & pulls & sink faucet	
Smurf tube - family room	
Ring cameras (2), smart keypad deadbolt, ceiling fans	
Exterior front of house outlet roofline	
Preventative termite bait stations placed (12)	

TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 13432 Maverick Trail Road, Conroe, TX 77303

1. High elevation lot with no standing water after rain

2. Quiet

3. Friendly neighbors

4. Spacious

5. High ceilings

6. Abundant natural light

7. Views of the night sky

8. Away from the hustle & bustle, slower way of life

9. Walkability in the neighborhood

10. Surrounded by families

UTILITY INFORMATION

Property Address: 13432 Maverick Trail Road, Conroe, TX 77303

UTILITY	**MONTHLY AVG.**
ELECTRIC	$120-$150 non summer, $300-$350 summer
GAS (Propane auto fill up @ 30%)**	$350-$450 per fill up & $5.99 monthly monitoring
WATER - Blue Topaz	$80-$100
WASTE MGMT - Heritage	$74 quarterly
INTERNET - Fidium	$85
LAWN	$125 bi-weekly
**Propane last filled up in April & 69% as of 8/1/26	