Things We Love & Utilities

442 Hunters Crossing Dr., Sealy

THINGS WE LOVE ABOUT THE HOME & AREA

- **Room to breathe:** No rear or left-side neighbors, open surroundings, and a covered patio for enjoying a quiet moment outdoors.
- **Paths close to home:** Neighborhood walking paths near the front door connect to the nearby community park.
- **Walk to school:** Sealy Elementary is within walking distance, with a neighborhood path leading toward the school.
- **Light-filled living:** Large living room picture windows bring in natural light and frame views of the backyard and trees beyond.
- **Easy everyday living:** Spacious, connected living, kitchen, and dining areas, with backyard views from the kitchen and living room.
- **Practical space:** Two separate primary closets, dual sinks, generous storage, and a two-car garage with a 5-foot side extension.
- **Community spirit:** The sellers have enjoyed friendly neighbors and neighborhood holiday activities and celebrations.
- **Small-town convenience:** Local dining and shopping in Sealy, with I-10 access for trips to Katy and Houston.

RECENT IMPROVEMENTS

- **April 2024:** Rain gutters added along the front and right side.
- **June 2025:** Protective coating applied to the garage floor.
- **June 2025:** Textured, slip-resistant coating applied to the covered back patio.
- **March 2026:** Front lawn leveled and a new front-yard tree planted.

UTILITIES (12-MONTH AVERAGES)

ELECTRICITY	GAS	WATER
$83.81	**$55.70**	**$86.82**

Highlights and improvements provided by the sellers. Utility averages reflect the sellers' prior 12 months; actual costs vary by usage and rates.