



Rentals ML #: 88125285 Sale ML#: Status: **ACT** LP: \$1,150
 County: **HARRIS** Tax Acc #: **114-317-013-0523-001** LP For Sale:
 Area: **32- Far Northeast** Location: **50- Kingwood**
 Mkt Area: **Kingwood West** KM: **296V** Also For Sale: **N** DOM: **28**
 Addr: **2711 FOLIAGE GREEN DR** Unit # Sub: **SHERWOOD TRAILS SEC 2**
 City: **KINGWOOD** State: **Texas** Country: **United States** Zip: **77339-1008**
 Sec #: **2** Legal: **LT 523 BLK 13**
 Floor Location: Year Built: **1981/Appraisal District** SP/LP Ratio:
 SqFt: **1,248/Appraisal District** Lot Size: **6,405/Appraisal District** LP/SF: **\$0.92**
 Class: **Single Family Deta** Building Name:
 SchDist: **29- Humble** Elem: **ELM GROVE**
 Middle: **KINGWOOD** High: **KINGWOOD PARK**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Office Information

Listing Broker: **PBME01/Realty Associates** Office #: **713-446-5913** Ext:
 Appt #: **713-977-7469/Showing Service** Email: carol@carolgolden.net
 Listing Agent: **goldenc/Carol Golden** Fax #: **281-361-0322** PM: Cell Phone: **713-446-5913**
 Addr: **1223 Antoine Drive, Houston, TX 77055** Office Web: <http://www.realtyassociatetex.com>
 Agent Web: <http://www.carolgolden.net> Alternate #:

Description and Room Dimensions

Type: **Free Standing** Unit Stories: **1** New Construction: **N**
 Loft: **N** Bldg Stories: **1** Unit Level: Approx Complete:
 Total Units: Lot Size: **6,405/Appraisal District** Lot Dim: Acres:
 Living: Dining: 1st Bed: **15X11** Access:
 Den: **15X16** Kitchen: **12X8** 2nd Bed: **11X11** #FB/HB: **2/0** # Bedrooms: **3/3**
 Game Rm: Brkfst: **15X10** 3rd Bed: **11X11** Front Door Faces:
 Study/Lbry: Extra Rm: 4th Bed: Gar/Car: **Auto Garage Door Opener**
 Furnished: **N** 5th Bed: Carport:
 Garage: **2/Attached Garage** Show: **Leave Business Card, Lockbox Front, Supra Keybox**
 Parking:
 Agent Remarks:
PLEASE BRING PROSPECTS WITH REASONABLY GOOD FINANCIALS. INCLUDE A \$35 FEE FOR EACH ADULT APPLICANT. MAKE SURE APPLICATIONS ARE COMPLETELY FILLED IN AND READABLE. Call CSS for Combination code.

Dir:
FROM HWY 59, TURN EQST ON NORTH PARK DRIVE. PROCEED TO BASSINGHAM. TURN LEFT AT FOLIAGE GREEN, TURN RIGHT.

Physical Property Description - Public:
CUTE AND CLEAN! SPACIOUS FAMILY ROOM WITH CATHEDRAL CEILING AND CORNER FIREPLACE. SPACIOUS BREAKFAST ROOM AND PARTIALLY REMDELED KITCHEN. LARGE, SHADY PATIO AT SIDE OF HOUSE. CEILING FANS IN ALL THE BEDROOMS & IN FAMILY ROOM. REFRIGERATOR, WASHER, DRYER & COUNTER-TOP MICROWAVE ARE INCLUDED BUT WILL NOT BE REPAIRED OR REPLACED BY LANDLORD, IF THEY BREAK. PETS ARE CASE BY CASE. NO INSIDE SMOKERS. ENJOY GOOD KINGWOOD SCHOOLS, POOLS AND PARKS!

Interior, Exterior, Utilities and Additional Information

Microwave: **N** Dishwasher: **Y** Cmpctr: **N** Dispsl: **Y** SepIceMkr: **N** Oven: **Gas Oven**
 Appl: **Dryer Included, Electric Dryer Connection, Full Size, Refrigerator, Washer Connections, Washer Included**
 Fireplace: **1/Wood Burning Fireplace** Range: **Gas Range**
 Connect: **Electric Dryer Connections, Washer Connections** Util Rm: **Utility Rm in Garage**
 Bedrooms: **All Bedrooms Down**
 Rooms: **1 Living Area, Breakfast Room**
 Energy: **Ceiling Fans**
 Green/Energy Certifications:
 Interior: **Breakfast Bar, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, High Ceiling, Refrigerator Included, Washer Included**
 Flooring: **Carpet, Vinyl**
 Master Bath: **Master Bath Shower Only** Countertops: **LAMINATE**
 Extr: **Fenced, Patio/Deck**
 Lot Desc: **Subdivision Lot** Utility Dist: **N** Prvt Pool: **N** Area Pool: **Y**
 Waterfront Features:
 Golf Course Name: Rec Fac Fees:
 Wtr/Swr: **Public Sewer, Public Water** Heat: **Central Gas**
 Cable: **Available** Cool: **Central Electric**
 Disclosures: **No Disclosures**
 Utilities Provided:

Lease and Additional Information

Smoke: **N** Pets: **Case By Case Basis** Pet Deposit: **Y** Application Fees: **\$30**
Management Co: **N** Management Name: Phone:
Rental Terms: **Long Term, One Year**
Apprvl Req: **Y** Other Mandatory Fee: **N/0** Security Deposit: **\$1,150**
Date Avail: **03/06/2013** Expire Date: T/Date: List Type: **Exclusive Right to Sell/Lease**
List Date: **03/04/2013** BuyerAgt: **1/2 MONTH** Bonus: Recurring Comp:
Compensation: Sub Agent: **1/2 MONTH** If Purchase Sale Compensation: Sub: Buy: Var/Dual Rate: **N**
Option End Date:

Pending Information

Pending Date: ED: SA Public ID: TREC #:
Sell Broker: DOM: **28**

Lease Information

Closed Price: CoOp: Days to Close: Close Date:
Rental Terms: **Long Term, One Year**



Rentals ML #: 76824938 Sale ML#: Status: **ACT** LP: \$1,200
 County: **HARRIS** Tax Acc #: **121-084-000-0049-001** LP For Sale:
 Area: **32- Far Northeast** Location: **50- Kingwood**
 Mkt Area: **Kingwood East** KM: **337B** Also For Sale: **N** DOM: **81**
 Addr: **2815 KINGS CROSSING DR** Unit # **105** Sub: **KINGWOOD VILLAGE ESTATES CON**
 City: **KINGWOOD** State: **Texas** Country: **United States** Zip: **77345-5485**
 Sec #: Legal: **unit 105**
 Floor Location: **3** Year Built: **1999/Appraisal District** SP/LP Ratio:
 SqFt: **1,026/Appraisal District** Lot Size: **0/Appraisal District** LP/SF: **\$1.17**
 Class: **Townhouse Condo** Building Name:
 SchDist: **29- Humble** Elem:
 Middle: High:
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Office Information

Listing Broker: **RMXX01/RE/MAX Associates Northeast** Office #: **281-358-8888** Ext:
 Appt #: **713-977-7469/Showing Service** Email: rozcruzan@gmail.com
 Listing Agent: **CRUZANRZ/Rosalind Cruzan** Fax #: **281-358-6142** PM: **713-851-5857** Cell Phone: **713-851-5857**
 Addr: **2940 Oak St, Kingwood, TX 77339** Office Web: <http://www.northhoustonhomes.com>
 Agent Web: <http://www.har.com/rosalindbcruzan> Alternate #: **713-762-5403/Direct Line**

Description and Room Dimensions

Type: **Condo** Unit Stories: **1** New Construction: **N**
 Loft: **N** Bldg Stories: **1** Unit Level: **3** Approx Complete:
 Total Units: Lot Size: **0/Appraisal District** Lot Dim: Acres:
 Living: **12x11** Dining: 1st Bed: **12x15** Access: **Card/Code Access, Driveway Gate**
 Den: Kitchen: **12x11** 2nd Bed: **9x10** #FB/HB: **2/0** # Bedrooms: **2**
 Game Rm: Brkfst: 3rd Bed:
 Study/Lbry: Extra Rm: 4th Bed:
 Furnished: 5th Bed:
 Garage: **0** Show: **Controlled Access, Leave Business Card, Lockbox Front**
 Parking: **Assigned Parking**
 Agent Remarks:
refrigerator, washer/dryer included, balcony with storage closet, spacious eat in kitchen, very secure community, over 55, gated entry to complex, locked doors to building, amenities include clubhouse, lobby, library, mail room, pool, dining room in another building available to all residents

Dir:
Kingwood Dr. to Lake Houston Pkwy, south to Kings Crossing, east on Kings Crossing, left into complex, gate code provided by CSS. second building on left
 Physical Property Description - Public:
very nice, freshly painted with newer appliances, washer/dryer, refrigerator included, amenities include pool, work out room, library, mailroom, lobby, various activity rooms, dining room in third building across the parking lot open to all residents in the complex. over 55.

Interior, Exterior, Utilities and Additional Information

Microwave: **Y** Dishwasher: **Y** Cmpctr: **N** Dispsl: **Y** SeplceMkr: **N** Oven: **Electric Oven**
 Appl: **Dryer Included, Washer Included** Range: **Electric Range**
 Fireplace: Util Rm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections**
 Bedrooms: **2 Bedrooms Down**
 Rooms: **1 Living Area, Kitchen/Dining Combo**
 Energy: **Ceiling Fans**
 Green/Energy Certifications:
 Interior: **Drapes/Curtains/Window Cover, Dryer Included, Elevator, Fire/Smoke Alarm, Refrigerator Included, Tile, Washer Included**
 Flooring: **Carpet, Tile**
 Master Bath: **Double Sinks, Tub with Shower** Countertops:
 Extr: **Balcony**
 Lot Desc: **WTRVW** Utility Dist: **N** Prvt Pool: **N** Area Pool: **Y**
 Waterfront Features: **Pond**
 Golf Course Name: Rec Fac Fees: **Owner Pays**
 Wtr/Swr: **Public Sewer, Public Water** Heat: **Central Electric**
 Cable: **Available** Cool: **Central Electric**
 Disclosures: **No Disclosures**
 Utilities Provided: **Cable, Trash Pickup, Water/Sewer, Yard Maintenance**

Lease and Additional Information

Smoke: **N** Pets: **Case By Case Basis** Pet Deposit: **Y** Application Fees: **\$50**
Management Co: **N** Management Name: Phone:
Rental Terms:
Apprvl Req: **Y** Other Mandatory Fee: **N/0** Security Deposit: **\$1,200**
Date Avail: **01/19/2013** Recurring Comp: **N**
List Date: **01/19/2013** Expire Date: T/Date: List Type: **Exclusive Right to Sell/Lease**
Compensation: Sub Agent: **0%** BuyerAgt: **50/5** Bonus: Var/Dual Rate: **N**
If Purchase Sale Compensation: Sub: Buy: Option End Date:

Pending Information

Pending Date: ED: SA Public ID: TREC #:
Sell Broker: DOM: **81**

Lease Information

Closed Price: CoOp: Days to Close: Close Date:
Rental Terms: