

Important Information from the Seller:

Highest Electric bill in 2018: **\$ 181.00**

Lowest Electric bill in 2018: **\$ 146.00**

Average gas bill: **\$ 35.00**

Average water bill: **\$ 130.00**

Features and Upgrades:

Post Oak Homes built 75% of this home, and then then as owners who wanted everything perfectly customized, we took over to complete the project with very specific attention to every detail from the tiles to the lighting and all decorative accents. AS you'll see upon touring the home, each feature is carefully chosen to fit the space and style of the home. Every counter top in the home is Quartz.

Each bedroom in the home has a full bath attached to it, including the one on the first floor, perfect for private guest space or generational living.

The kitchen has ceramic farm sink and a 6-burner Thermador cooktop, Thermador dishwasher as well as Kitchen Aid fridge, microwave and warming drawer. All appliances including the fridge, washer and dryer are included in the sale with the home.

Our home was designed with maximum storage in mind as you will see with ample closets and additional storage all around the home. Our master closet in particular was designed to embody function and elegance, as an extension of the extraordinary custom designed master bath.

Age of A/C: 2.5 years

Age of Roof: 2.5 years

Age of Water Heater: 2.5 years

What are some of the things that make your neighborhood or area great?

Location, Location, Location! Larchmont is located with easy access to downtown, the medical center, the museum district and Rice Village to name a few. WE are in walking distance to the most chic and elegant stores in Houston in the Galleria. There are ample incredible restaurants nearby and many spots are within walking distance. Sunday morning Shipley's and Starbucks are a few minutes' walk away!

Miscellaneous information which may be helpful upon move in:

- Yard Service: Jaime Lopez takes care of the yard and would be happy to continue for you. 832-798-0175
- AC Annual Service: Max AC and Cooling 281-338-2653
- Electrician who knows the home: Forest Electric Contractors/Hector Flores 713-478-6839
- Plumber who knows the house: Mig's Plumbing/Miguel Serrano 832-527-0943
- Interior Paint Colors: There are samples which we will leave in the garage.
- Exterior colors: There are samples which we will leave in the garage.

