

**Important Information from the Seller:**

Average Electric bill in Summer: **\$ 140**

Average Electric bill in Winter: **\$ 40**

Average gas bill: **\$ 30**

Average water bill: **\$ 30**

---

**Features and Upgrades:** Previous owner states:

Energy efficient windows installed downstairs, new flooring, new kitchen appliances, granite countertops, new tile in master bath remodel.

---

Age of A/C: Approximately 5 years

Age of Roof: Approximately 15 years

Age of Water Heater: 2 years

---

Various and helpful contact information that will make any home maintenance need smooth!

- Yard Service: The person who takes care of the Association common grounds takes care of my yard for \$25/month
- Interior/Exterior Paint Colors: Extra paint for all colors in garage
- AC service by Prestige AC, Michael Wiman 713-785-6659
- Electrician is Danny White 713-291-3689
- Plumber is Joe Hunt 281-684-0967
- Mr. Antenna 832-674-1212
- Southwest Exterminating 281-732-7921
- Bravo Lock & Key 832-970-2632
- Painter is Jose Faleiro, 713-690-6200
- Handyman for painting, carpentry, tile etc. is Gerardo Benitez, 832-286-2640
- The Rice Organization for landscape design, 713-868-2528

**Thank you for considering my home in your home search!** When I looked for a home, I was in search of a quiet place when I happened on 2718 Mid Lane. The location, is terrific and close to so much yet it does not feel like the middle of a big city.

To the west is a cul-de-sac in Afton Oaks with giant shading oak trees and to the north is the naturalized back yard of a master gardener.

The open floor plan with 9 foot ceilings is perfect for entertaining, as well as the entirely open flow of the downstairs and wonderful outdoor areas. I have enjoyed my giant master bedroom and bath both boasting serious closet space!

I had the 'J' shaped yard professionally landscaped and installed a 3 zone automated drip system. This is more water sparing than a conventional sprinkler system and also has lower maintenance requirements. When I travel, I never have to worry about the plants as I have set the yard up to ensure a lock and leave lifestyle.

I had the huge outdoor patio screen room prescreened and this work has a long term warranty. Morning coffee out on the patio is fantastically 'mosquito free'.

*Other improvements include*

Energy saving shades upstairs, including a remote-control system for the window above the front door

New light fixture in the entry stairway

Hardwood quarter round finishing the kitchen flooring

Venetian Bronze door hardware

Vinyl flooring in garage

Fiberoptic wifi

AC upgraded motherboard and programmable state of the art thermostat w/humidity monitor

New toilet in the upstairs guest bathroom

Attic deficits repaired and insulation added lowering heating/cooling bills

Most electrical wall plates updated with USB jacks located in each room for handy charging options

Garage door insulated and new bottom gasket added along with outside keypad entry

Thanks again for looking and I hope you find your perfect home!