

BUYER BENEFITS

5926 Kiam St A, Houston, TX 77007

3 Bedrooms || 2.5 Baths || 2 Car || 2,386 SqFt || 2,688 Land SqFt

Top Reasons Why We Bought The Home

1. Private driveway.
2. Backyard with covered patio
3. Two story home; Open floor plan
4. Oversized master bedroom.
5. Separate vanities in Master Bath
6. Large loft/bonus area
7. Large 3rd room up-stairs; could be study, work-out room, home office, 3rd bedroom, etc.
8. Located on non-busy section of Kiam Street
9. Memorial Park is minutes away
10. Location is convenient to Washington corridor, Downtown, Heights, Upper Kirby and Up-town/Galleria
11. Surrounding neighbors are friendly; majority are working professionals
12. Great drainage on street/ditches in front and around house. No Harvey flooding issues.

Improvements You May Not Notice

1. Andersen windows on 1. Custom built-in entertainment centre
2. Home is wired for alarm system
3. Home is also pre-wired for surround sound system in living area and loft area
4. Faux blinds on all windows; pull-down shades on French doors

Utility Costs

• Electricity	High: \$ 165.00	Low: \$ 40.00	Average: \$ 75.00
• Water/Sewer	High: \$ 40	Low: \$ 20	Average: \$ 30
• Gas	High: \$ 75	Low: \$ 15	Average: \$ 25

**Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller.*