

1023 Bittersweet Dr. Other Information

Average Utility Costs

Summer:

Electric – \$191.84

Gas – \$32.06

Water – \$59.36

Winter:

Electric – \$131.87

Gas – \$43.38

Water – \$53.21

Things we love about the home and neighborhood

- *NEVER FLOODED because we are next to one of the highest points on the street
- *Quiet, friendly, and established neighborhood with great club house amenities including golf, tennis, swimming, and fishing
- *Mature fruit producing trees – Rio Red grapefruit, Strawberry Guava, Black Walnut, Kishu Mandarin, Moro Blood Orange, Mexican Self-Fruitful Avocado and Bay Leaf tree
- *Beautiful landscaping with annual flowering bushes and plants– hibiscus, gardenias, Mexican petunias, lantanas etc.
- *Stained 8ft privacy fence with back gate and access to the levy
- *No neighbors behind home due to levee behind home
- *Easy access street with quick exit out of neighborhood
- *Desirable Fort Bend ISD Schools
- *Walking distance to James Bowie Middle School and minutes to Travis High School
- *Minutes from shopping and grocery stores. We love being close to HEB, Target, Kroger and Hwy 99
- *20 minutes from Sugar Land mall and Katy Mills mall
- *Great friendly neighbors
- *Yearly acclaimed Christmas light displays

Other updates & maintenance

- *Complete AC overhaul including new ductwork, AC units inside and out replaced – one 3 years ago and one 9 years ago. Added return vents in kitchen, master bedroom, and bonus room above garage for more efficiency.
- *Roof replaced 2011
- *Entire exterior siding was replaced with hardy-plank about 12 years ago.
- *Dual fan and LED light above stove installed 5 years ago.
- *Both downstairs toilets replaced with Kohler high efficiency, low water usage within last 5 years.