

# 7350 Kirby Drive

Saturday, March 9, 2019

10:06 AM

1. Total square footage is 1700. It has 3 bedrooms, 2.5 baths. One of the bedrooms can be used as a den.
2. This is a corner lot - so the 300 SqFt. yard is bigger than what the other houses have
3. The windows and patio door downstairs are have Iron Grills for safety
4. Monthly HoA Fee (\$451) includes

	House Estimate	Houston Average
Insurance (roof and all exteriors)	125	100 - 150
Maintenance of all common areas including pool, landscape, security gates	50	50 - 100
• Trash removal Fee (Recycling included)	50	25- 75
Water (unlimited use) and sewage Fee	75	50 - 100
HoA Funds (Maintenance/replacement of all exteriors (roof, paint, studs, walls, etc.)	150	Roof Repair alone can cost \$6k - \$10k -> 100\$ a month over 5 years
<b>Total</b>	<b>450</b>	

5. Downstairs completely renovated 5 years ago - looks new
6. Kitchen has granite counter tops and new cabinets
7. Tile flooring downstairs and new carpets upstairs