

Important Information from the Seller:

Electricity usage: See energy usage document attached.

Average gas bill: **\$38.92**

Average water bill: **\$177**

Features and Upgrades:

This original 1,456 square foot home was purchased by our family in 2002. A 1,300 square foot expansion and renovation was completed in 2008 to suit today's lifestyle. The renovation included the expansive island kitchen with wine fridge and dry bar, 6-burner gas range with double ovens, connected to a family room with a wood burning fireplace, creates an excellent gathering and entertaining space; double French doors in the family room provide an excellent access and view to the backyard. The addition included the upstairs master suite with his and her walk-in closets and custom built-in dressers, master bathroom with glass shower, tub, double vanity and separate water closet with linen closet. The addition also included walk-in pantry and laundry room with mop sink and full-size washer & dryer (included). Additionally, with the 2008 renovation, all windows were replaced and all wiring in the original home was replaced.

The three bedrooms and two full baths downstairs are an excellent arrangement for kids or those who have frequent guests. Mature trees protect the backyard from the sun and the artificial turf and drainage system allows for playtime to begin even if there has just been a heavy rain.

Features include:

- Large Quartz island and dining counter
 - English bronze fixtures
 - Rohl farm-style sink with disposal
 - Built-in, glass front china cabinet with under cabinet lighting
 - Wine fridge and dry bar
 - Jenn-Air 48" 6 burner gas range with griddle, double ovens and custom vent hood
 - Sharp Microwave Drawer
 - Jenn-Air Stainless French Door Refrigerator with bottom freezer
 - Stainless Bosch Dishwasher
 - Secondary bedroom custom built-ins include window seat, cabinets and book cases
 - Custom window seat with storage in additional bedroom with 2 closets.
 - Brick paver patio
 - Green Links artificial turf (2016) with drainage
 - Covered Dog run
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5518 Pagewood Lane • Houston • TX • 77056

Age of A/C: 2005, 2008

Age of Roof: 2008

Age of Water Heater: Electric tankless Water Heater - 2008

What are some of the things that make our neighborhood great?

Quick and easy to access major highways, 59, 610 and Westpark Tollway. Well established neighborhood in the heart of the Galleria area. Zoned to Saint George Elementary School which is easy walking distance and has a Spark Park.

Larchmont is a very family friendly neighborhood with lots of dog walkers, stroller walkers etc. There are restaurants, bakeries and coffee shops all within walking distance. It is a longer walk or very quick ride to world class shopping and dining, and a short commute to downtown, the medical center, museum district, Rice University, River Oaks District etc.

Larchmont has all the best of a suburban feel neighborhood in the heart of the Galleria, a true hidden treasure!

Information which may be helpful to you for various services:

- Yard Service: Jesus Zavala - \$30/week to mow and blow and collect leaves.
- Interior Paint Colors: Divine White
- Favorite nearby doggy daycare: The Pet House, 5917 Richmond

My Meter - Energy Data Report

After adding a meter to your account, click [here](#) to view the Energy Data.

Please Click on this button to view other meters. [View My Other Meters](#)

Description: 5518 PAGEWOOD LN, HOUSTON, TX
 Address: 5518 PAGEWOOD LN, HOUSTON, TX
 ESIID: 1008901006126010520100
 Meter Number: 64493930
 Meter Multiplier: 1

Report Option

Report Type: Monthly Billing Information
 Start Date: Aug 2018
 End Date: Jul 2019
 Update Report

Total Monthly Billing Information reported to your Retail Electric Provider - Kilowatt Hours - Consumption Only (Generation is found on 15 min interval view)

[Print](#) [Export Report in CSV](#) [On Demand Read](#)

On Demand Read Report

Date	Time	Meter Read	On Demand Read	Gen (kWh)	Gen (kWh)	Gen (kWh)
07/05/2018	08/03/2018	2770	0	0	0	0
08/03/2018	09/04/2018	3391	0	0	0	0
09/04/2018	10/03/2018	2502	0	0	0	0
10/03/2018	11/01/2018	1746	0	0	0	0
11/01/2018	12/04/2018	1435	0	0	0	0
12/04/2018	01/07/2019	1480	0	0	0	0
01/07/2019	02/05/2019	1010	0	0	0	0
02/05/2019	03/06/2019	1164	0	0	0	0
03/06/2019	04/04/2019	1179	0	0	0	0
04/04/2019	05/06/2019	1645	0	0	0	0
05/06/2019	06/05/2019	2323	0	0	0	0
06/05/2019	07/05/2019	2515	0	0	0	0

Print

Export Report in CSV

