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**STUDEMONT**

LIVE IN THE CENTER OF IT ALL

1011 Studemont is located in the center of the Washington Corridor. Buffalo Bayou and Memorial Park are just around the corner and landmark restaurants, taverns and lively venues of Montrose and downtown are just minutes away.

# **10** **11** STUDEMONT

**Low Monthly Payments**

**FHA Financing available, 3.5% down**

**Low Monthly HOA**

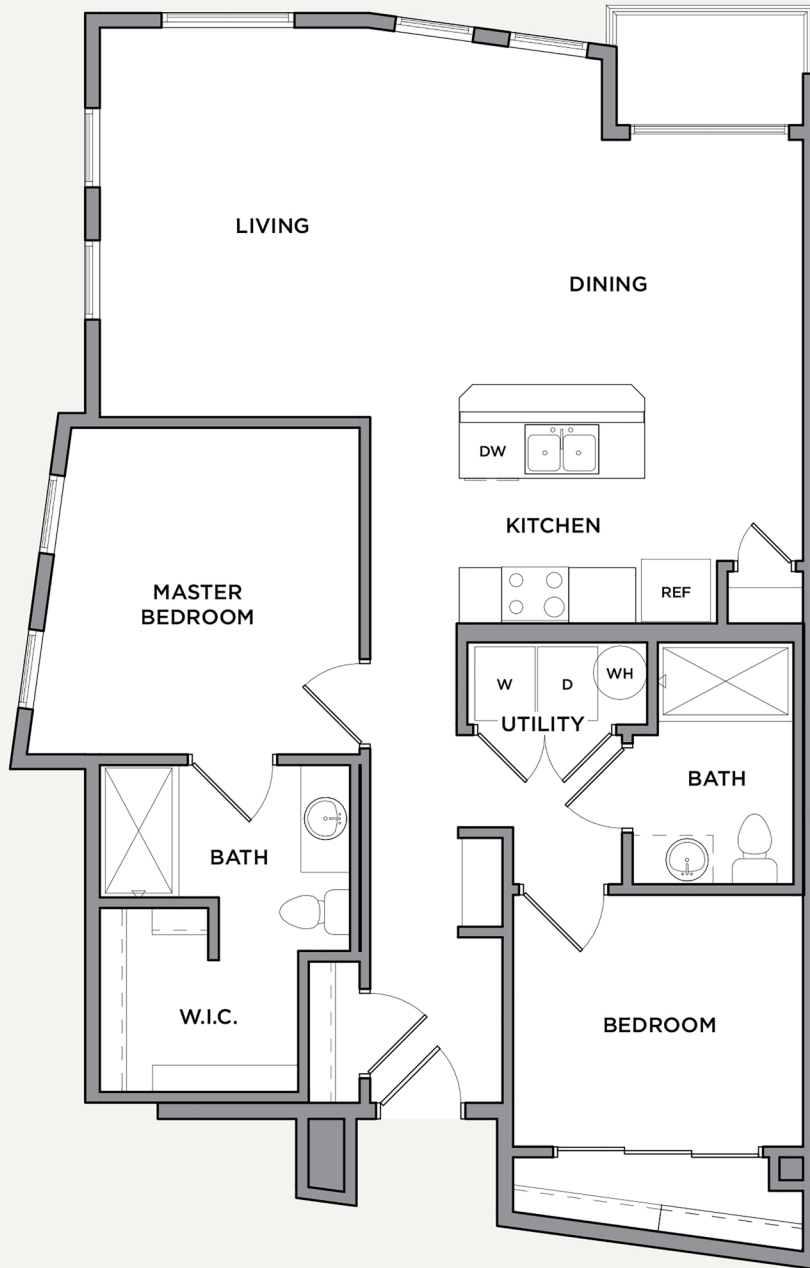
**Prime location in the Washington Corridor**

**Gated & Reserved Parking**

# STOP RENTING. START OWNING.

## SOME OF THE REASONS WHY IT'S TIME TO BUY.

- **CHANCE TO BUILD EQUITY FOR YOURSELF INSTEAD FOR A LANDLORD**  
Money paid for rent is money that you will never see again. In contrast, each mortgage payment made builds incremental ownership interest in a home.
- **POTENTIAL TAX BENEFITS**  
Under certain conditions, many buyers are able to deduct the interest paid on a mortgage, property taxes, and some of the costs involved in buying a home.
- **IT IS ALL YOURS!**  
Enjoy the freedom of owning something that is all yours!
- **IT'S A LIFESTYLE**  
In general, since homeowners are invested in their homes- they take better care of their residences.
- **PREDICTABILITY**  
Unlike rent, fixed-rate mortgage payments are available for 30 years. Fixed rates don't rise over the years.
- **YOU WILL BE SAVING!**  
For many, building equity in a home is a ready-made savings plan. And for most buyers, when selling a home any profits made up to \$500,000 (for a couple) are tax free.





STUDEMONT ST.

WASHINGTON ST.



# The HOA Advantage

## SINGLE FAMILY HOME EXPENSE

### EXTERIOR

- Yard Maintenance
- Exterior Repairs
- Pool Maintenance
- Season Landscaping

### STRUCTURE & LAND

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

### REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer
- Electricity

### SECURITY & WELLNESS

- Home Security System
- Gym Membership
- Pool

Average Cost Per Month \$2,086.81  
Based on a 5,00 SQ Ft Home

## THE HOA ADVANTAGE

### SERVICES

- Porter Service
- On-site Manager
- Controlled Access + Monitoring
- Valet

### BUILDING & GROUNDS

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

### REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer

### WELLNESS

- Fitness Center
- Dog Park
- Pool

Average Cost Per Month \$1,074.75