

PROPERTY ADDRESS: 19422 Meadow Lakes Dr.

THINGS WE ♥ ABOUT THIS HOME:

1. Beautiful and peaceful backyard, especially when there are nice sunsets. Fun hosting pool parties, too!
2. Lots of natural light throughout house
3. Versatility of room functions (can use 2nd bedroom down as a study/den/craft room)
4. Well designed kitchen - heart of the home, right off garage, easy access to outdoor cooking
5. Custom master closets! Lots of storage!!!

THINGS WE ♥ ABOUT THIS COMMUNITY:

1. Resort-style amenities - gym, pools, lakehouse functions
2. Quiet and friendly Section 31 block with Facebook group to stay informed and socialize
3. Proximity to shopping and dining at Boardwalk and clubhouse amenities
4. Great schools *Anthony Middle school rezoned for 2020 school yr should increase ratings
5. Strict HOA enforcement so properties retain value

AVERAGE UTILITY BILLS:

	Summer HIGH Avg.	Winter LOW Avg.
Gas	\$32	\$81
Electricity	\$355*	\$190
Water	\$130	\$83

OTHER: *Varies by plan/provider and how cold AC runs (we kept it between 68-72 degrees)

OTHER SERVICE PROVIDER REFERRALS:

Lawn Maintenance: Sergio Ruiz (\$25 bi-weekly) (832)896-2829

Pool Service: Classic Pools and Spas (\$150 monthly) (281)304-8388

Alarm Service: n/a Ring

Maid Service: n/a

Other: Water Treatment System: Quality Air and Water (281)955-3400
Reliant Pest Mgmt (281)741-8830

OTHER DETAILS:

Mailbox Keys (#) 3 Mailbox # & Location: #25 / Sheldon Springs Dr

Trash Pick-up Days: Tuesdays and Fridays Trashcan provided? Yes No

Recycling Available? Yes No What Day/Rules? Tue-rolling bin and blue bin provided

Other Info? Must supply own trash bin