

HEATING/COOLING EFFICIENCY

- Sandwiched between two units so heat and cooling costs are maximized
- Dark solar screens on south upper windows
- Newer (2014) hvac – serviced annually for optimal performance

BEAUTIFUL, WELL CARED FOR LANDSCAPING

- Landscaping crews are here every Friday, most of the time for the entire day. When they leave, grass is mowed and trimmed, the grounds are clean, the shrubbery is trimmed ~ a beautiful way to start a weekend

SECURITY ONSITE

- HPD officer lives onsite and patrols regularly
- The HOA has provided an apartment for an HPD officer and his family. You will see his presence regularly as well as HPD vehicles on the property and in the neighborhood
- Neighbors look out for each other – unflappable HOA Board President 😊

EXTERIOR UPKEEP

- Roofs were replaced throughout the complex in 2019. Exterior painting was done in 2016. The patio fences & gates are maintained by the HOA

STORAGE

- Lockable patio storage
- Under stairs storage

HOA DUES

- Monthly HOA dues are assessed according to the square footage of individual units and common area upkeep. Includes water, sewer, trash, landscaping, basic cable, security, exterior maintenance & exterior common area lighting

QUIET NEIGHBORHOOD

- Considering this is near major thoroughfares and busy streets, the neighborhood is extremely quiet. Think afternoon naps!

EASY ACCESS EVERYWHERE

- Close to Beltway 8 and I-10, easy access to anywhere and everywhere. Check out all the events at City Centre Plaza!

- Large enclosed patio – one of very few that offer complete privacy (except from drones 😊) One of few that has close, covered parking – mostly covered from house to car
- All new appliances in 2012
- New disposal in 2017
- Stackable washer/dryer conveys with the unit – works well -serviced annually for optimal performance - dryer vents cleaned December 2019
- Large closet in Master Bdrm - 2 tier hang and long garment space
- Generous four shelf linen cupboard conveys with unit – 2nd vanity could be easily reinstalled as plumbing hookups are still in wall as well