



Welcome Home!

Property Address: 5514 Kian Ct, Houston, TX 77081

THINGS WE ♥ ABOUT THIS HOME:

1. 2007 Greater Houston Builder's Association's Custom Home Front Elevation of the Year (\$400-600K Winner).
2. Stunning island kitchen w/ marble countertops, stainless steel appliance package & dark cherry wood cabinets.
3. Sun-filled first floor perfect for entertaining or hiding out. Closet behind 1st floor 1/2-Bath has been an indoor fort.
4. Elegant wine closet with intricate iron doors.
5. 2nd floor ideal for living & relaxing. Spacious master bedroom features attached study with lit dome ceiling & balcony.
6. Cedar-lined master closet complete with custom cabinets and build-ins.
7. 3rd floor currently used as a media room could be 4th BR that includes bar-area, minifrig, microwave, sink, full bath.
8. Garage organization upgrades include custom shelving, storage racks and tile flooring.
9. Perch of the garage perfect for lawn chairs to gaze onto the common green space and gazebo (hub of our community)
10. This home has never flooded.

THINGS WE ♥ ABOUT THIS COMMUNITY:

1. We love this community...our neighbors, their kids, and their pets! It is a perfect blend of families & retirees.
2. Easy access around town: 610 Loop, Galleria, IH 69/TX 59, Texas Medical Center, Downtown, Meyerland and TX288
3. Beautiful gated-community with HOA that manicures your front lawn.
4. Dedicated pet park.
5. This community has never flooded.

AVERAGE UTILITY BILLS:

	Company Name	Summer Avg.	Winter Avg.
Gas	CenterPoint Energy	\$38	\$100
Electricity	Reliant Energy	\$450	\$250
Water	Via Home Owners' Association	\$75	\$75

OTHER DETAILS:

HOA Name: MASC Austin Properties HOA Ph #: _____ HOA Dues: \$2400

HOA Dues Paid: Yearly Quarterly Monthly HOA Email: _____

Mailbox keys (#) _____ Mailbox # and Location: _____

Trash Pick-up days: Mon Tues Wed Thurs Fri Trash can provided? Yes No

Recycling available? Yes No What Day/Rules? Wednesday

OTHER SERVICE PROVIDER REFERRALS:

Cable/Internet: AT&T U-verse TV & Internet

Lawn Maintenance: HOA provided

Pool Service: N/A

Maid Service: N/A

Alarm Service: AT&T Direct

Other: _____