

Some Useful Information Regarding This Townhouse

The Townhouse. This is one of the most convenient options for a 2 bedroom/2.5 bathroom townhouse in the Medical Center/Rice University area and one of the biggest townhouses in this community. We bought it four years ago and renovated it in many ways:

- *We eliminated the wall that separated the kitchen from the living room and replaced the kitchen closet with a big cabinet with drawers and shelves, which is more beautiful and practical.*
- *We changed all the kitchen cabinets two years ago and placed new cabinet doors in June 2020.*
- *We placed a new countertop, sink and food disposal in June 2020.*
- *We replaced the A/C system serving the 1st floor in 2017.*
- *We completely remodeled the lighting systems of the kitchen and three bathrooms by replacing the old neon pits with modern light systems (June 2020).*
- *We put tiles in both the external and internal patios and replaced the brick around the fireplace with granite framing.*
- *We remodeled the utility spaces (washer & drier) with new flooring and shelves.*
- *The whole house was repainted. It may be of interest to you that we saved extra remodeling material in the garage, along with all the colors used to paint, should you ever need to make small repairs or paint touches.*

The community. We love this community and would have never left it had we remained in Houston. City Place is truly excellent in many ways. The vast majority of people who live here are owners, which ensures that the place is appropriately taken care of. The complex has a swimming pool, tennis court, clubhouse, 24/7 security, and great management. What is also of great value is that the HOA fees include master condo insurance, flood insurance, gardening and landscaping, and lot of services like small repairs etc. For comparison, the fees of a similar townhouse on its own would be much higher just considering the insurances alone (especially the flood insurance) – and without including these beautiful amenities and useful services. Living here is therefore a choice of great value.

The area. This whole area is very peaceful and pleasant and at biking distance from the Texas Medical Center (Baylor College of Medicine, MD Anderson, Methodist, St. Luke, UT Health etc.) and Rice University. We are placed in front of the TMC South Campus. We personally biked to go to work—it's a beautiful 10-minutes ride to the TMC through streets not hit by traffic. In addition, a bus stop to connect to all of the major TMC Institutes is placed just on our same curbside (the ride to the TMC is 5 minutes). We never used the car to go to work, meaning a saving of almost ~\$200/month (the cost of a single parking access in the TMC). Still, we are only 3 minutes away from the I-610, 5 minutes from the I-45 and US-59, and 15 minutes from the I-10—gateways to everywhere. Add up plenty of green around, riding routes on the Bayou, and a nearby park for kids and it's easily understood why this is one of the most desirable and convenient communities in the whole Texas Medical Center.

Your investment. With more than 100,000 people working in the Medical Center, the value of properties in the area goes constantly up over time and is quite impermeable to economic cycles. On the top of this, the value of this community in particular is destined to spike soon thanks to

the TMC³ BioResearch Campus that is being built just on the other side of Old Spanish Trail. If you are not familiar with it, the TMC³ BioResearch Campus is a visionary multi-billion enterprise that will host more than 30,000 scientists with an estimated annual impact of \$5.4 billion in the area (<https://www.tmc.edu/tmc3/>). Our is the nearest community to the TMC³, and workers of the TMC³ won't need any transportation system to go to work—it's literally at walking distance, behind the Baylor-St. Luke Hospital in front of City Place. The value of properties at City Place will inevitably be impacted by the fraction of TMC³ scientists that will want to live by their working place and not to worry about commuting. Thus, your investment will grow over time.

City Place



If you have any questions, please let us know and we will be happy to talk to you over the phone or Zoom! We consider ourselves very fortunate to having lived here and we will make any efforts to help you making your best-informed decision!

Marco and Antonella