

5413 Nolda Upgrades:

- New stainless-steel kitchen appliances (sink, stove top, oven, microwave) – April and Aug 2020
- New roof – Oct 2019
- New AC unit – Sept 2017
- Frameless shower in master – Aug 2020
- Replaced carpet – 2014, deep cleaned regularly and most recently in Aug 2020
- Replaces tile in upstairs bathrooms and laundry room – June 2014
- Fresh interior paint (Sherwin Williams Agreeable Grey) – Aug 2020

Features to note:

- Drip irrigation system throughout back, front, and side yards
- Large rear patio that is fully bricked
- Mature tangelo tree in the back that produces fruit each fall
- Easy access to Galleria, Downtown, Medical center etc.
- Walkable to various restaurants and Washington Corridor entertainment
- Close to Memorial Park and all it has to offer
- No HOA and first floor living!

Transferrable warranties:

- Roof
- AC
- Frameless shower in primary bath

Important Information from Seller:

- Avg electric bill in summer: \$180
- Avg electric bill in winter: \$60
- Avg gas bill: \$25
- Avg water bill: \$22
- Age of AC: 3 years
- Age of Roof: less than a year

Some things that make our neighborhood great:

We love our street and our neighbors! They are all very friendly and frequently have impromptu happy hours out in the driveways and are always happy to lend a hand. We also have an annual crawfish boil that is always a lot of fun! We're able to walk to various restaurants on Washington and love our local neighborhood bar Ladybird's for a fun, casual patio. We're also very close to Memorial Park and all the wonderful trails they have.