

Important Information from the Seller:

Average Electric bill in Summer: **\$140 - \$170**

Average Electric bill in Winter: **\$ 70 - \$90**

Average gas bill: **\$20 - \$30**

Average water bill: **\$0 (Paid by HOA)**

Features and Upgrades:

New frameless shower installed 2020.

New glass cooktop installed 2020.

Roof was inspected, resealed and rust-proofed in 2019.

Garage door coil and wheels replaced in 2019.

Living room wired for surround sound, 4 speakers.

Security system installed.

Whirlpool jet bathtub in master bath.

Large walk-in closet and double sinks.

Electrical outlet behind master bath toilet for easy bidet install.

Every bedroom has an en-suite full bath.

New flooring on 1st and 3rd floors and stairs.

2 zone air conditioning.

Skylight in the attic with ladder for easy access to the roof.

Office with double doors in the main bedroom.

Interior Paint Colors: Glidden Indian Muslin, Glidden Touch of Blue, painted 8/2020

Age of A/C: 3 years

Age of Roof: 10 years

Age of Water Heater: 10 years

What does your HOA cover: Water bill, gate maintenance, lawn and landscaping

There is a code-entry gate and high walls around the neighborhood for security and to block the view of nearby businesses. There is a pond with a fountain, koi fish and turtles. There is a small park where you can walk the dog or have small outdoor gatherings. There are neighborhood cats that are very sweet and are cared for and neutered by residents. The grass is cut regularly and the landscaping is very nicely done. The neighborhood is 2 miles from the Galleria and only ½ a mile from Highway 59. HEB and Wal-Mart are both 1.5 miles away. No houses flooded during Hurricane Harvey. There is ample guest and oversize vehicle parking.