

Important Information from the Seller:

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

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

Average gas bill: **\$50**

Average water bill: **\$90**

Features and Upgrades:

- Upgraded the electrical for the house including a new breaker panel located in the garage
- Removed carpet in the family room and replace with engineered hardwood
- Replaced single door with French doors leading from the family room to the backyard.
- Added all recessed ceiling lights in the living room
- Added all ceiling lights in the family room
- Cleaned fireplace and repaired chimney including installing top sealing damper

Age of A/C: unit was purchased in 2011

Age of Roof: 10+ years old

Age of Water Heater: 10+ years old

What are some of the things that make your neighborhood great?

Maplewood is a welcoming community. We live walking distance from a great elementary school, Herod Elementary, and the city park located next door, Gayle Reeves Park. We hosted several birthday parties at the park and frequent the tennis courts and the playground.

The Maplewood Civic Association pays for a security service to patrol the neighborhood as part of their safety precautions.

In case you want some help when you move in, here is who we used to maintain the yard and clean the house:

- Yard Service: Jose's Superior Lawncare, LLC - Jose Hernandez – 281-748-3804
- Maid Service: Berfy Rodas – 713-922-9430