

114 Heights Blvd, Villa L, Houston Heights

This is a stand-alone Townhome in The Heights, in a small gated community of 13 townhomes.

This house faces South and has 30+ double-paned windows to allow light to flood in while saving on energy costs and keeping the house quiet. The windows have all been fitted with 'up and down' blinds throughout. These are honeycomb insulated blinds that can have the top lowered and/or the bottom raised as required. Near the train tracks but in a "no Honk" zone, so no noise issues.

Architectural details abound: arched window recesses, crown molding, tray ceiling in Master bedroom, can lights throughout.

Hardwood floors on the second floor, carpet in all the bedrooms. Granite countertops throughout. Genuine Jacuzzi tub and a large rain shower in the Master bedroom!

Every bedroom has its own en-suite and there is a half bath on the second floor. Laundry is on the third floor between the bedrooms which is very convenient.

You can walk across the street to both *Killen's BBQ* and *Truth BBQ*, *Star Pizza* and the *Porch Swing Pub* and a 'Creek' restaurant is planned for directly across the street next year. The hike and bike trails of *White Oak Bayou* and *Buffalo Bayou* are just blocks away as is *Spotts Park*. *HEB*, *Kroger* and *Sprouts* are all within easy walking distance. *Total Wine* is nearby as well as *Walmart*. *Chase Bank* is a block away. *Saint Arnolds Brewery* is 3 exits to the East on I-10.

Built in 2007 current owner is the first owner, purchased in October 2012. No pets or smokers ever.

2-car garage with remotes, has an epoxy-sealed floor and three windows with blinds.

Professionally landscaped backyard with 7 foot cement and cedar fences for privacy.

Automatic watering system in the yard and in the outside gardens.

Home is fully wired for Internet access: both *Comcast* cable and *AT&T fiber* are wired to the house. CAT5a/6 network wiring and coax cables run to all rooms. Free-to-air TV signals are quite strong here too, we just use rabbit ears.

Air conditioning has been upgraded to *MERV13* filters plus UV sterilization tubes in the plenum chambers. The system now has 20" x 24" x 5" filters (2 spares in the attic, change in April each year). Also has a new higher-spec evaporator unit for 3rd floor (fitted 2019). (*MERV13* = hospital quality air.)

All roof penetration seals were replaced 2017.

Sensor lights on the stairs.

HOA dues are \$1311 yearly or \$109 a month, which includes the security gate, exterior landscaping, water, sewer and trash pick-up (on Thursday). Neighbors *are* the HOA, no third party company to pay for.

Electric bills are \$80-150 a month; gas is \$25 most of the year except for a couple months each winter when it can run to \$70-150.