

**Additional Property Information**

**Property Address:** 1621 W. 2320 ST, UNIT C, Houston 77008

|                         | Summer (June-Sep)                         | Winter (Oct - May) |
|-------------------------|-------------------------------------------|--------------------|
| Average Electrical Bill | <u>\$181</u>                              | <u>\$72</u>        |
| Average Gas Bill        | <u>\$17</u>                               | <u>\$32</u>        |
| Average Water Bill      | <u>N/A - Included in Annual HOA dues.</u> |                    |

**Age of:**

Air Conditioner      Unit 1 New July 2012      Unit 2 \_\_\_\_\_  
Water Heater      New July 2012      Tankless? yes  
Furnace      New July 2012  
Roof      New July 2012

**Additional Upgrades:**

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Notes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

      1/21/2020

Seller      Date

      1/21/2020

Seller      Date

This information has been provided by the current owner and is deemed to be accurate but should be independently verified.

*1621 West 23rd - C, Houston, TX 77008*

*General Description:*

*Built in 2012  
Builder - David Weekley Homes  
Home - 2449 sqft per Appraisal District  
Lot - 2208 sqft per Appraisal District  
3 Bedrooms, 3 Full Bathrooms and 1 Half Guest Powder Room  
James Hardie siding and trim  
Hardie Backer in all water contact areas  
Water resistant barrier at window sills  
Taexx in-wall pest defense system  
Upgraded hardwood floors first and second floors  
Upgraded carpet  
Wood treads with enameled risers  
Custom window treatments (\$5000+)  
Eaton/Cutler Hammer whole home surge protector  
Reverse osmosis filtered drinking water and refrigerator line  
Smart code deadbolts (2)  
Upgraded alarm system and sensors*

*Enclave of only 12 homes*

*HOA fee includes: water, sewer + valet trash pickup 2x a week,  
landscaping, community sprinklers and gates*

*Comfort & elegance of urban living w/ sought-after schools*

*Energy Efficiency Features per builder:*

*Tankless water heater  
Radiant barrier roof decking  
R-15 Insulated exterior wall systems  
R-28 Paperless blown insulation in ceilings  
Formaldehyde free fiberglass batt insulation  
Walls are tested for air leakage to exceed 2010 Energy Star Dept  
Dow Super TUFF-R sheathing to resist water and air penetration  
Pleated Media filters to catch pollen and mold spores*

*Exterior and 2 Car Attached Garage:*

*Suspended overhead storage in the garage (\$750)  
Lawn and bed sprinkler system  
Dedicated 110 outlet  
Additional exterior lighting  
Fluorescent 4 ft task lighting*

*Living Area: (20 x 19) and Dining Area (15 x 15):*

*Floor outlet  
Gas log fireplace with Travertine surround  
TV conduit  
Crown molding  
Additional recessed lighting  
2nd floor balcony with hose bib*

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*Open Kitchen:*

*Upgraded granite counter tops  
Pendant lighting (\$3800)  
GE Stainless steel appliance package  
GE Gas updraft cook top  
GE Profile wine center  
Stainless steel refrigerator  
Kent Moore Cabinets with upgraded wine area and trash bins  
Upgraded hardware  
Under cabinet lighting  
Upgraded undermount stainless sink  
Additional recessed lighting*

*Master bedroom Suite (20 x 17):*

*Third floor  
Additional recessed lighting  
Crown molding  
Tray ceiling  
Upgraded carpet  
2 Master closets*

*Master bathroom:*

*Framed mirror  
Semi-Frameless upgraded shower enclosure with 1/4" glass  
16" tile  
Extended double vanity with below cabinet storage  
Storage hutch additional storage  
Soaking tub*

*Bedroom 2 (13 x 13) and Bathroom 2:*

*Third floor location  
Upgraded carpet  
walk-in closet  
En suite full bathroom with under vanity storage*

*Bedroom 3 (13 x 12) and Bathroom 3:*

*First floor  
Hardwood flooring  
Hunter Douglas Top-Down/Bottom-Up blinds  
French door  
Bathroom vanity with storage  
Storage header  
Walk-in closet with smart-code deadbolt*