



COLDWELL BANKER
REALTY

Calvin Waida
Realtor®

Welcome Home to 31227 Kensington Park

Things we **LOVE** about this home:

1. Pool w/ Hot Tub
2. Huge Outdoor Covered Patio, Kitchen, & Fire Pit
3. Quiet street close to a Cul-de-sac
4. Proximity to schools
5. Large Game Room

Things we **LOVE** about the community:

1. Close to shopping / restaurants
2. Walking/Biking trails
3. Parks
4. Pools
5. Friendly neighborhood

Average Utility Bills:

	COMPANY	SUMMER AVG.	WINTER AVG.
GAS	Windrose	45	27
ELECTRIC	Centerpoint	250	110
WATER	Rayford MUD	120	70

Other Details:

- Mailbox # and Location: #7 – Right Side Boxes
- Trash Pick-Up days: Monday & Thursday
- Trash Can(s) provided? Yes
- Recycling Can(s) provided? Yes