



**RIO REALTY  
GROUP**

**5425 Kansas Unit #C  
Houston, TX 77007**

**3 Bedrooms || 3.5 Baths || 2Car || 2,156 SqFt**

**Top reasons why we bought this home:**

- Close to downtown, Heights
- The large size of the downstairs bedroom
- The open layout of the main floor
- Lots of windows/natural light/views from every floor
- Large, open patio space for area

**Improvements/Upgrades we have made to our home:**

- New AC units (upgraded from builder grade)
- Updated kitchen cabinets
- New dishwasher and microwave
- New carpet installed 2020
- Attic smart ventilation system installed (helps cool attic)

**The things we love about this neighborhood and surrounding areas:**

- Down the Street and Elliott's Table both walking distance
- Access to new Heights Hike-and-Bike Trail
  - Can walk/bike to Heights Mercantile on trail (Postino, Local Foods)
- Neighbors are very friendly and helpful
- Cottage Grove Park

**Our favorite places for recreation, shopping, eating nearby, date night spot, etc:**

- Memorial Park
- Restaurants: Down the Street, Elliott's Table, The Classic, SOMA, El Tiempo, Lupe Tortilla
- 19<sup>th</sup> Street for local shopping and more restaurants (plus White Linen Night)
- Close to Heights for Lights in the Heights
- Two new HEB's within a few minutes



### Useful Property Information:

#### Utility Cost:

- |                   |             |           |
|-------------------|-------------|-----------|
| ● Electricity     | High: \$180 | Low: \$40 |
| ● Water/Sewer     | High: \$30  | Low: \$20 |
| ● Electricity Gas | High: \$45  | Low: \$20 |

#### How old is the:

- Air Conditioner(s): 2015
- Furnace(s): original
- Water Heater(s): 2011
- Dishwasher: 2014
- Garbage Disposal: 2017
- Pool: n/a
- Pool pump(s): n/a
- Roof: original

#### The following providers currently provide service to the Property:

Electric / Phone Number: Champion Energy

Sewer / Phone Number: City of Houston

Water / Phone Number: City of Houston

Cable / Phone Number: n/a (formerly ATT)

Trash / Phone Number: City of Houston

Natural Gas / Phone Number: Centerpoint

Phone Company / Phone Number:

Propane / Phone Number: n/a

Internet / Phone Number: ATT

#### Utility info & more...

Trash pickup day(s): Thursday

Recycle pickup day(s): every other Thursday

Heavy trash pickup day(s): 1x month, according to COH website

Mailbox location: sidewalk

Mailbox number (if applicable): 4

Garage access code (if applicable): n/a

Community Pool Info and Access: n/a

Any recommended contacts (housekeeper, lawn maintenance, etc): n/a