

What Buyers Want to Know

Property Address:	1612 Knox St. Unit A Houston, TX 77007
Subdivision:	Knox Bloom

Build Date	2013
Last Year's Taxes	\$ 9512
HOA Name/Dues	Knox Bloom HOA \$495/annually

What is the age of the:

A/C Unit 1: 7 years	Heater/Furnace 1: 7 years
A/C Unit 2: N/A	Heater/Furnace 2: N/A
Water Heater: 7 years	Dishwasher: 7 years
Stove/Oven: 7 years	Cooktop: 7 years
Microwave: 7 years	Garbage Disposal: 7 years
Carpet: N/A	Other Flooring: 7 years
Interior Paint: 7 years	Exterior Paint: 7 years
Roof: 7 years	Fence: 7 years
Pool/Spa: N/A	Pool/Spa Equipment:

Are the following items gas or electric:

Heater/Furnace: Gas	Water Heater: Gas
Dryer Connection: Gas & Electric	Oven: Gas
Cooktop: Gas	Fireplace:

Average Utility Bills:

Electricity High: \$250	Electricity Low: \$145
Gas High: \$51	Gas Low: \$25
Water High: \$40	Water Low: \$20
Trash: Part of HOA Fees Included with water bill	

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Schools

Elementary:	Memorial Elementary
Middle/Junior High:	Hogg Middle School
High School:	Lamar High School

Recent Upgrades/Updates:

Lighting - World famous James R. Moder crystal chandelier
 Pendant lights with hand-tied crystals
 Tuxedo wall sconces
 Backyard landscaping
 Commercial/Industrial Epoxy garage flooring
 Wrought iron drapery hardware
 Upgraded 2" blinds
 AC unit return upgrade

What have you loved about your home?

LOCATION!!

Quiet area, gated entrance, rooftop terrace views (great for seeing Galleria & Downtown fireworks), low key neighbors, lots of dog walkers/watchers, and parks.
 Proximity to Memorial Park, restaurants, bars, & Starbuck's

Restaurants within walking distance:

Union Kitchen, El Tiempo, IHOP, Brenner's on the Bayou, Ladybird's, Pink's Pizza, Blue Fish, Clutch, Concrete Cowboy, Shipley's, Hurt's Donuts, and Solero Estate Winery (CVS is also within walking distance).

1 mile to Memorial Park Eastern Glades entrance, White Oak Bayou Trail, and MKT Trail.

Breweries w/in 5 miles: Platypus, Buffalo Bayou, Karbach, Holler Brewing Co, Eureka Heights, 8th Wonder, St. Arnold, Brash Brewing

Open floor plan has been great for entertaining (our biggest gathering was 30 people, comfortably).

Helpful (closed/private) neighborhood FaceBook group

This home is the setting for the upcoming full-length feature, documentary, "Delivering Hope" set for release in 202.