

Important Information from the Seller:

Average Electric bill in Summer: \$ **190.00**

Average Electric bill in Winter: \$ **85.00**

Average gas bill: \$ **33.00**

Average water bill: \$ **68.00**

Features and Upgrades:

- The AC unit which services the 3rd floor was replaced entirely in 2020.
 - Both AC units have Nest “Smart Thermostats”.
 - The entire interior of the home, plus the garage, was painted in 2020, including cabinets, trim and closets.
 - The front door has a Ring camera for safety.
 - Back door replaced in 2020
 - Back yard turf installed in 2019
 - Back yard fence replaced in 2019
 - The dryer coil was replaced in 2020.
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Age of A/C: Upstairs 2020, downstairs is 10 years old

Age of Roof: Original (2003)

Age of Water Heater: Original (2003)

Some places we really like near our house:

- The house is very conveniently located. We routinely walk to Memorial Park, a 5–10-minute walk and Eastern Glades is really close!
- We are close to many bars and restaurants along the Washington Corridor like El Tiempo, The Sporting Club, Bottle Blonde, Bluefish, Standard, Union Kitchen etc.. Just to the south on Memorial Dr is Brenner’s on the Bayou, a Starbuck’s and Black Walnut Café to name a few.
- Downtown is a quick 8-10 minute direct drive down Memorial. The Galleria is just a few minutes the other direction.
- The Bayou trail and dog park are also close and a great place to spend an afternoon!

MISC: The interior of the house is painted Sherwin Williams Alabaster.