



**RIO REALTY  
GROUP**

**2718 Arabelle Street  
Houston, TX 77007**

**3 Bedrooms || 3.5 Baths || 3 Car || 3,324 SqFt**

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

- 3 car garage with street parking
- Location (city) close to all freeways
- Gated community
- Lake view
- Curved Staircase
- Open floorplan

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

- Interior repainted Jan 2021
- Exterior Stucco repainted Jan 2021
- New carpet in Master bedroom and closets
- Built ins around fireplace

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

- Very close to all the freeways
- Several ways to get to the home/freeways (if road closures occur)
- Never flooded
- Sidewalks
- Community pool within walking distance
- Dog park
- Close by playgrounds
- Good elementary school (zoned to Memorial Elementary School)

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

- Galleria/uptown
- Washington Ave
- Downtown restaurants
- Railway Heights coming soon



### Useful Property Information:

#### Utility Cost:

- **Electricity** High: \$190 Low: \$40
- **Water/Sewer** (Included in HOA)

#### How old is the:

- Air Conditioner(s)- 2012
- Furnace(s) - 2012
- Water Heater(s) - 2012
- Dishwasher- 2012
- Garbage Disposal- 2012
- Pool- n/a
- Pool pump(s)- n/a
- Roof- 2012

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

Electric / Phone Number: Centerpoint

Sewer / Phone Number: City of Houston

Water / Phone Number: City of Houston

Cable / Phone Number: AT&T or Xfinity

Trash / Phone Number: HOA

Natural Gas / Phone Number: Centerpoint

Phone Company / Phone Number: n/a

Propane / Phone Number: n/a

Internet / Phone Number: AT&T or Xfinity

#### Utility info & more...

Trash pickup day(s): Tuesday and Fridays

Recycle pickup day(s): Fridays

Heavy trash pickup day(s): Any trash day

Mailbox location: on Arabelle St by the lake

Mailbox number (if applicable): 9

Garage access code (if applicable): n/a

Community Pool Info and Access: key entry

Any recommended contacts (housekeeper, lawn maintenance, etc):