

## **5312 Brownway St. #A7**

### **In Nine Oaks Condo – Galleria Area**

#### **List of Updates since 2008 in the amount of approx. \$28K**

- Installed wide plank wood look tile in most of downstairs and upstairs hallway
- Installed wood floors on stairs and new carpeting in all bedrooms
- Replaced kitchen range and microwave oven
- Fresh paint in garage, kitchen, bookshelves, and all upstairs
- Stained the outdoor pergola, painted and sealed the sunroom

#### **What I love about my home...**

- Exotic foods are abundant: If you've always wanted to travel to another country and dive into their popular dishes, but never had the chance or time to, living in a city is your best option. Filled with restaurants owned by people of different backgrounds, it's safe to say you can try African cuisine in the morning and Korean BBQ at night. The options are endless and will leave your taste buds craving for more.
- Location, Location, Location: The beautiful part about living across from the Galleria is the ease of getting to where you want to go. Leave the stress of traffic jams and lack of parking spaces to people who have no other option. From downtown to Medical Center and Museum District everything is within 30 minutes of reach.
- The entertainment and nightlife cannot be beat: There's always something to do when living in the Galleria area. If you're bored, it's your own fault. You're given the opportunity to try new things every single day. **Concerts, museums, theatrical productions and festivals** are just a few of your many entertainment options. All ranging in different prices, it's assured you can find various ways to enjoy a night out.
- The community: Our neighbors are some of the best people you will ever meet—diverse and different back professionals with a loving and caring attitude. You always feel safe and that you have someone watching out for you.
- Safe and quiet gated community: Nothing like living in the middle of everything, and at night you feel like you are in the safest part of Houston. If my job was getting relocated, I would live nowhere else.

#### **Nine Oaks HOA – What does it cover?**

\$608.74/month covers all the common area maintenance: electricity, gardening, plants maintenance and replacement, lawn services, pool services, limited access gates and security. It covers each individual Unit's external walls & roofing repair/replacement and insurance, property sustaining capital and upgrade maintenance, intrusion alarm system, cable TV, water & sewer, trash removal.