

318 S BROWNELL ST



HELLO

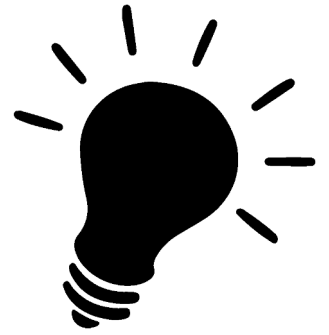
...and welcome to 318 South Brownell. We're so excited you're here!

We'd like to tell you a little about this charming home that has been so good to our family.

- The home received a full remodel in 2016 that included a new roof, new A/C unit, new water heater, foundation repair (with life-time transferrable warranty) and new plumbing throughout the house.
- Fresh, stain-resistant PPG Timeless paint is located all through out the house. All left-over paint is labeled and will be left in the garage.
- This home has NEVER flooded and per our insurance company, is not located in a flood zone.
- Several beautiful parks are within walking distance of the home and you are just minutes from Sylvan Beach!
- Great dining is available at our local restaurants located just down Main St.
- You won't want to miss Main St. Trade Days held the 1st Saturday of every month.
- With this home, you get the best of both worlds with the small-town charm and hospitality while only being a short car ride from city-life and shopping.
- The yard is home to several mature trees that provide nice, relaxing shade, perfect for those summer BBQs.

Please refer to the next pages for more information regarding the home.
Take your time and enjoy!

ELECTRIC



Currently, Champion Energy Services provides service for this property. Below is a break down of average costs from the last several months.

Month	Average Bill
March 2021	\$ 140
February 2021	\$ 150
January 2021	\$ 130
December 2020	\$ 130
November 2020	\$ 150
October 2020	\$ 150
September 2020	\$ 160
August 2020	\$ 165
July 2020	\$ 180

SCHOOLS



La Porte Elementary School

725 Broadway St

281-604-4700

Student to Teacher Ratio 16:1

Rating: A

La Porte Junior High

401 Broadway St

281-604-6600

Student to Teacher Ratio 13:1

Rating: B

La Porte High School

301 E Fairmont Parkway

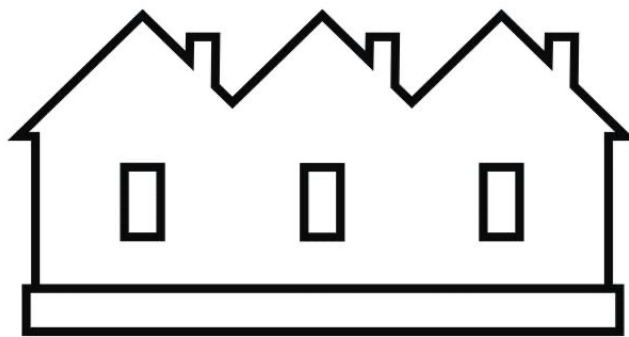
281-604-7500

Student to Teacher Ratio 15:1

Rating: B

NEIGHBORS

Small-town charm and hospitality is all you'll find in this neighborhood. We've become great friends with our neighbors and even attended one of their weddings! You won't find or hear any annoying barking dogs or other animals. Enjoy your weekends keeping quiet or BBQing in the yard and catch up on some conversations with those around you.



SEASONS



Living in this home, there is a season for everyone whether you love that nice warm sunshine or warming up with a cup of hot cocoa on a chilly day!

SPRING: This is such a beautiful time when the grass is green, the breeze is blowing, and you have a breath-taking view of blooming crepe myrtle just outside the primary bathroom.

SUMMER: Warm up at Sylvan Beach or in the huge backyard that's full of potential and great for entertaining! Enjoy the 4th of July Parade down Broadway and then be sure to catch the firework shows from all around!

FALL: Grab a pumpkin from one of the many near-by pumpkin patches and gear up for some beautiful weather!

WINTER: This house has seen snow twice in our time here and there is nothing more beautiful than a fresh, white blanket of snow covering the roof.