

Property Details

1252 Curtin St., Houston, TX 77018

Average bills:

Electric:	\$130 per month
Gas:	\$25 per month
Water/Sewer:	\$60 per month

Age of:

	Unit 1	Unit 2
Air Conditioner	2 years	2 years
Water Heater	2 years	
Roof	2 years	

Updates / Unique Features:

- Custom wood shutters
- Window Drapes/Curtains with custom hardware
- New upgraded light fixtures in the dining room, kitchen pendants, stair way, patio, front porch, and by the garage
- 20 amp circuit breaker in the garage for power tool usage (June 2020)
- New paint for the front trim, exterior, and garage doors (March 2021)
- Two new trees in the front yard
- Gutter guards for leaves (Nov 2020)
- Sprinkler system in the front and back yard (6 zones)
- Pool permit just approved by the city 4/2021. Planned to install now but unexpectedly decided to move. The pool company said they can work with the new owners and can also add additional features within the permit limits if desired. This is a big benefit if you plan to install a pool as the time to pull permits has increased.

Items Negotiable to Convey (must include in Non-Realty Items Addendum if buyer wants them):

- All mounted TVs
- Refrigerator in kitchen
- Washer/Dryer

Exclusions: Eufy Doorbell, home security system (wireless sensors and cameras), wall mounts and televisions in living room and upstairs game room

Seller Q&A:

1. Why did you originally choose to buy this home?

It was a brand new home and is zoned to Oak Forest Elementary. We were excited to live in a more established community with many amenities in close proximity.

2. What are the best features of this home?

We really enjoyed the nice bright windows and private backyard. Additionally, the flow of the house is very nice, combining open concepts with some partial room segregation.

3. What do you enjoy most about this neighborhood?

The neighbors are very nice, and we are only a few blocks away from several parks which our daughter enjoyed.

4. What are your favorite nearby places for shopping, eating, and recreation?

We spent a lot of time at Candlelight Park and the Pengu Swimming School. Additionally, we enjoyed eating at various restaurants on 34th street and having a cold beer at the breweries on Wakefield.