



950 Corbindale Rd • Houston • TX • 77024

**Additional information regarding:** 1802 Stoney Brook #104  
Houston • TX • 77063

### **Important Information from the Seller:**

Average Electric bill in Summer: **\$ Included with HOA fee**

Average Electric bill in Winter: **\$ Included with HOA fee**

Average water bill: **\$ Included with HOA fee**

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### **Features and Upgrades:**

Interior plumbing entirely replaced with PEX in October 2019 (copy of warranty requested 7/15/21)

Bathtub refinished in June 2021

Microwave replaced in April 2019

Large shelving unit at entry is not built in and can easily be removed to entirely open up the entry. Flooring underneath matches.

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Age of A/C: unknown (more than 5 years); last serviced in June 2021

Age of Roof: Composition, age 13 years. HOA responsible for the roof.

Age of Water Heater: unknown (common area maintenance)

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### **What are some of the things that our neighborhood great?**

We love living in a very quiet retreat near a cul-de-sac with unobstructed views of green space along Buffalo Bayou. The condo did not flood during or after Hurricane Harvey.

We are surrounded by upscale single family home neighborhoods, and just minutes from San Felipe/Voss and I-10, and all of the main routes to and from the city. It is hard to believe one can have such amazing views of nature in the middle of the city!



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The unit is spacious with plenty of natural light and has modern updates, granite countertops, stainless appliances, and all new PEX plumbing. There is a lot of storage, too. Nearby restaurants and shopping are abundant, including Kroger, Whole Foods, Trader Joe's, and H-E-B. Briar Bend Park is also a couple of blocks away and has a playground, gazebo, and kayak launch into Buffalo Bayou.

Maintenance is so simple with all exterior property and grounds being taken care of by the HOA. We love having only one bill covering grounds upkeep and watering, all electric service, water, trash, pool care etc. Simple living in a pretty place with a lock and leave lifestyle!



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