



**RIO REALTY
GROUP**

**5621 Cohn Terrace Ln
Houston, TX XXXX**

3 Bedrooms || 3.5 Baths || 2 Car || 2504 SqFt

Top reasons why we bought this home:

1. *Brightness of the home:* Beautiful natural lighting due to being a corner lot with several large windows, high ceilings, open floor plan, and neutral tones. Streets are also wider than average, allowing for windows to pull the light through. The brightness brings us joy!
2. *Inviting Kitchen:* Kitchen is spacious and bright--welcoming guests to comfortably enjoy the hearth of every home.
3. *Room for activities:* Open concept floor plan allowed us to design a home that was uniquely ours and catered to our living style. Rooms are large and organized in a way to support a growing family. Hallways are open and expansive.
4. *Location:* Neighborhood is expertly planned with a community pool, dog park, and walking trails, and considers communal safety and maintenance its utmost priorities. Neighborhood is also within 5 minutes biking to Memorial Park, Buffalo Bayou and White Oak trails, and several markets and eateries.
5. *Sun Exposure:* Balcony and patio face North and East, respectively, allowing for us to enjoy a meal or play games in a breezy shade most of the day/year.

Improvements/Upgrades we have made to our home:

The home was upgraded at purchase, so some already installed improvements include: engineered hardwood floors, kitchen cabinet expansion, bathroom built-ins, blinds, and beveled showers. However, we also improved/upgraded the home with the following:

1. *Smart-home enabled* - door locks, lights / switches, home outdoor security system, fire/carbon monoxide detection/alarms, and outdoor market lights.
2. *Patio extension* - extended outdoor patio pavement with cobblestone and stone/pebble detailing. Added smart-home enabled market lights.
3. *Garage Cabinets and Wall Mounts* - Additional storage and organizational wall mounts have been installed.
4. *Light fixture replacement* - Replaced dining room and bedroom light fixtures.



The things we love about this neighborhood and surrounding areas:

This neighborhood was expertly planned for community engagement.. Common areas bring neighbors together, and thus has built an active community that not only cares for each other but seeks to spend time with each other--think block parties, trick or treat, 4th of July parades, egg hunts, and regular afternoon play. Additionally, neighborhood amenities, such as pool, dog park, and walking trails, are unique to the area and maintained regularly by HOA.

We feel safe at all hours of the day. In addition to our neighbors caring for each other, our gated community is monitored with surveillance cameras. Our HOA team considers safety a priority.

Great location! We love that we're within a 5 minute walk/bike to Memorial Park, Buffalo Bayou and White Oak trails, eateries, and markets, such as Heights Mercantile, MKT Heights, and Railway Heights Market.

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

Our favorite places for recreation are Heights Mercantile--we eat, shop, sip, and bike here. However, since opening recently, we've also been visiting the other markets in the area. They're quickly growing and bringing diverse recreational activities. Their respective farmer's and local artist markets are a blast to visit!

We also regularly visit Memorial Park, the museum district, Sawyer Yards Art District, Oak Forest, Washington Heights, Post Oaks, Highland Village, Montrose, and Downtown/East Downtown, as they're all a short drive away and each bring their own unique taste to fun. It's the beauty of being centrally located (and easily accessible) to Houston's thriving neighborhoods!



Useful Property Information:

Utility Cost:

- **Electricity** High: \$ 150 Low: \$ 50
- **Water/Sewer** not applicable - covered as part of HOA

How old is the:

- Air Conditioner(s) - 6 years
- Furnace(s) - 6 years
- Water Heater(s) - 6 years (tankless)
- Dishwasher - 6 years
- Garbage Disposal - 6 years
- Pool - not known (communal)
- Pool pump(s) - not known (communal)
- Roof - 6 years

The following providers currently provide service to the Property:

Electric / Phone Number: Southern Federal, 844-844-0474
Sewer / Phone Number: HOA Houston Management, 832- 598-1462
Water / Phone Number: HOA Houston Management, 832- 598-1462
Cable / Phone Number: not applicable - streaming service
Trash / Phone Number: HOA Houston Management, 832- 598-1462
Natural Gas / Phone Number: Centerpoint Energy, 713-659-2111
Phone Company / Phone Number: not applicable
Propane / Phone Number: not applicable
Internet / Phone Number: AT&T, Technical Support 833-904-1656

Utility info & more...

Trash pickup day(s): Tuesday / Friday morning
Recycle pickup day(s): Tuesday / Friday morning
Heavy trash pickup day(s):
Mailbox location: East of pool
Mailbox number (if applicable): Box 5, #10
Garage access code (if applicable): to be provided at time of sale
Community Pool Info and Access: key access to be provided at time of sale
Any recommended contacts (housekeeper, lawn maintenance, etc):



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House Keeper: Elba Martinez

Lawn maintenance: HOA (External) Bernabe & Maria Marcial (Patio)

Car Wash: Superior Portable Car Wash (Luis Barbosa)