

1222 W 17TH ST **UNIT D**

WHY AM I MOVING?

WE'RE NEWLY ENGAGED AND WE BOTH WORK DOWNTOWN IN THE OIL/GAS INDUSTRY. WE'RE BIG SPORTS FANS - GO PACKERS + CUBS! WHILE WE LOVE OUR HOME, WE ARE LOOKING TO MOVE OUT OF THE DOWNTOWN AREA AND INTO THE SUBURBS TO START A FAMILY IN THE NEAR FUTURE.

OUR FAVORITE FEATURES

PEACEFUL MASTER SUITE WITH THE BEDROOM, LARGE BATHROOM AND WALK IN CLOSET

OPENNESS OF THE KITCHEN/DINING SPACE

DOWNSTAIRS BEDROOMS BEING SEPARATED FROM THE MAIN FLOOR FOR GUESTS OR A QUIET OFFICE SPACE

WALKING DISTANCE TO MANY BARS/RESTAURANTS. NICE AREA TO WALK AROUND THE NEIGHBORHOOD

NEW AC UNIT WITH UV LIGHT PURIFIER

NEARBY BUFFALO BAYOU BIKE/RUNNING PATH, SPJST LODGE BINGO

EASY ACCESS TO HIGHWAY FOR COMMUTE IN OR AROUND HOUSTON AND QUICK TRAVEL TO THE DOWNTOWN AREA

AVERAGE ELECTRIC BILL
\$100

AVERAGE GAS BILL
\$30

AVERAGE WATER BILL
\$20

AGE OF AIR CONDITIONING SYSTEM
4 YRS

AGE OF WATER HEATER
2 YRS

AGE OF ROOF
12 YRS

*AVERAGE BILLS/AGES ARE BASED ON INFORMATION FROM CURRENT OWNERS. SEE SELLER'S DISCLOSURE FOR OFFICIAL STATEMENT.

