



COLDWELL BANKER
REALTY

Calvin Waida
Realtor®

Welcome Home to 211 Allegro Court

Things we **LOVE** about this home:

1. Next Gen Floorplan - great for Mother-in-Law, college kids, home office or Guest Suite
2. Home is a former model home with a lot of upgrades
3. Zoned to Montgomery ISD schools
4. Backyard with Outdoor Kitchen/Fireplace is a relaxing space (no backyard neighbors)
5. Located on a quiet Cul de Sac near the front of the neighborhood

Things we **LOVE** about the community:

1. Close to shopping / restaurants (Love the new Harvest Market)
2. Walking/Biking trails throughout Woodforest
3. Parks including the new Christine Allen Nature Park
4. Both Woodforest Pools (Forest Island & Lap Pools)
5. Friendly neighborhood

Average Utility Bills:

	COMPANY	SUMMER AVG.	WINTER AVG.
GAS	Gas Energy LLC	38	88
ELECTRIC	Mid-South	216	113
WATER	Mid-South	86	57

Other Details:

- Mailbox #6 and Location: Capriccio Lane/Allegro Court
- Trash Pick-Up days: Friday
- Trash Can(s) provided? Yes
- Recycling Can(s) provided? Yes