

FEATURES OF THE HOME

INTERIOR

- Refrigerator Included
- Full size, washer & dryer included
- Wood Floors
- Dining area
- Study
- (2) Large bedroom closets
- Galley Kitchen
- Built in bookshelves
- Granite counters in kitchen & bath
- Separate vanity area in primary bath

EXTERIOR

- Ground level, one-story unit
- highly desirable pool side location
- (1) Covered Parking spot
- Easily accessible to parking and management office
- Onsite property manager
- Courtesy patrol
- Private access gates
- Guest parking along front side of community on street
- Lush Landscaping
- Redone pool area

ADDITIONAL INFO

- Zoned to Spring Branch ISD - springbranchisd.com
- Elementary - Hunter's Creek
- Middle - Spring Branch Middle
- High School - Memorial HS
- 2020 Property Taxes - w/o exemption, \$2,968/year
- 2020 Tax Rate - 2.4733%
- Appraisal District - hcad.org
- HOA Management - poloa.org (713)-681-9714
- Maintenance Fee Covers: common areas, electric gates, trash pick up, basic cable, utilities, recreation facilities, exterior building, water and sewer
- HOA requires buyer orientation prior to move in
- HOA has first right of refusal written in bylaws but utilizes a waiver
- HOA requires buyer to register their move so that it happens during allowable times
- Owners are restricted to (2) pets - max combines weight is 40 lbs
- Pets Must be registered at the property management office
- Bylaws restrict dangerous dog breeds: please review the community rules that have been loaded to the MLS
- Check out Memorial Park - memorialparkconservancy.org

PLACES TO TRY

- Jonathan's the Rub
- Del Vista Bar & Grill
- Porta'vino
- SongKran Thai Kitchen
- Vieng Thai
- Etolie
- Ouisie's Table
- The Branch local bar
- Uptown Sushi
- The Rustic - food & live music
- Memorial Tacos
- 1751 Sea and Bar
- Elliott's Table
- Federal American Grill
- Tribute at the Houstonian
- North Italia



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