



**Additional information regarding:** 5513 Pagewood Lane • Houston • TX • 77056

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

Average Electric bill in Summer: **\$ 250**

Average Electric bill in Winter: **\$ 120**

Average gas bill: **\$30**

Average water bill: **\$100**

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Age of A/C & Heater: 5 years, Installed with new ducting 2017

Age of Roof: 10 years

Age of Water Heater: 5 years

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

Larchmont is a great, super family friendly neighborhood and extremely well located. We have lived in the neighborhood for many years. It is perfect for young families and retired alike, and incredibly convenient to everything.

Besides the great neighbors and friendly feel of the neighborhood, it is close to so many walkable places! Houston's famous **Pete's Fine Meats** is at the entrance to the neighborhood with fresh meats and groceries (check out the amazing cookies and deviled eggs too!). **Shipley's** is right next door and **Starbucks** across the street. **Mexican food and great margaritas** are literally around the corner crossing no busy streets and **French Riviera Bakery** is just across Chimney Rock for great coffee, bakery item, breakfast and lunch. Roostar literally is around the corner too...award Vietnamese food!

Beyond food, of course there is world class shopping at the **Galleria** and all of the new and improved Post Oak Blvd. shops, eateries and **Whole Foods**. **The Water Wall** is an easy walk and the great **elementary school** just a couple blocks north, has a great **Spark Park** playground. **Memorial Park** is a quick drive as well as the **Museum District, Med Center, Rice Village** and it is an **easy commute** to downtown as well as the Westside with 59, 610 and Westpark Tollway entrances being super close.

Larchmont has a great suburban feel, yet is in a great urban setting. It is the best of both worlds!