



Property Details, Upgrades & Amenities List

Property Address:

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

Detailed List of Upgrades since Purchase:

1. Dining Room, Bola Pendant, Design within Reach, Opal Glass & Aluminum Disk
2. 2nd and 3rd floor, Google Nest Learning Thermostat - Stainless Steel
3. 1st floor, Google Nest Hello Doorbell.
4. Back Yard Pebbles & Bermuda grass
5.
6.
7.
8.
9.
10.

List of Neighborhood & Subdivision Amenities:

1. Pool	6.
2. fountain	7.
3. luts of open /walking area	8.
4. Bike Route! easy Access	9.
5.	10.



Why you decided to move to this neighborhood & what you enjoy most about your community:

1.	Private Community with in Spring Branch.
2.	Clean & Well Designed Community Space.
3.	Friendly People & Reliable Young Professionals.
4.	Close to Downtown, Uptown. Innerloop.
5.	Dog friendly
6.	Gated Community with security.
7.	
8.	
9.	
10.	

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC	~ \$100
WATER/SEWER	HOA
GAS	~ \$100
YEARLY HOA FEE	\$ 2400
EXTRA AMENITIES FEE	

AGE OF EQUIPMENT APPROX:

WATER HEATER	Tankless
NUMBER OF HVAC UNITS	1
AGE OF AC CONDENSOR	New! Replaced in 2021 Nov.
LAST TIME HVAC SERVICED	2021 November
WATER SOFTNER	No
GARAGE DOOR	yes
ROOF	Aluminum.