

Scott Vann

Realtor®



Thank you for your interest in our listing located at 1418 Gemini Street!
Please take your time and enjoy your visit.

All documents included in this binder are available on HAR's multiple listing service for your convenience.

University Place is a wonderful community to live in, being quiet and secure, yet in very close proximity to area schools, worship centers, retail and grocery stores and award-winning restaurants.

A well-maintained community pool and playground are great amenities to your lifestyle here in the sunny Clear Lake area.

You will be minutes from the NASA Space Center, the University of Houston Clear Lake, Exploration Green and the UTMB Hyperbaric Center.

Located near Clear Lake, there are numerous boating and yacht clubs nearby. From fishing, skiing and paddleboarding on the lake, to deep water fishing in the Gulf of Mexico, opportunities abound for those who enjoy the outdoors!

The Kemah Boardwalk, Galveston and the University of Texas Medical Branch Galveston (UTMB) are an approximately 40 minute drive from your back door.

Listed at \$225,000.00 and with current average monthly utility bills of less than \$200.00 per month make this home a very affordable value for the area.

***Please note that there are two Homeowner Associations:**

- 1. Clear Lake Community Association with an annual maintenance fee of \$24.61**
- 2. University Place Townhome/HCMS with a monthly maintenance fee of \$250.00, and an annual Master Policy payment of \$1106.20, which covers the exterior of the buildings in case of damage due to storms, etc.**

Thank you again for visiting, and please let us know if you have any questions, we're here to help!

phone: 713-253-4262

email: scott@rscottvann.com

web: scottvann.exprealty.com

