



**Additional information regarding:** 1228 Delano St. • Houston • TX • 77003

**Important Information from the Seller:**

Average Electric bill in Summer: **\$ 150 for clean energy (likely cheaper if not using clean energy)**

Average Electric bill in Winter: **\$ 60**

Average gas bill: **\$40**

Average water bill: **No water bill. It is paid by the HOA**

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**Features that we appreciate the most:**

We love the back yard and have entirely redone it since purchasing this home. It is private and a great place for planting flowers and vegetables. We have the perfect light for tomatoes apparently, and have a bumper crop! Evening fires have been a favorite in the back yard too.

The totally open floor plan and large bedrooms are great. We love that each bedroom has its own bath and that we also have a powder bath tucked away on the first main living floor.

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

- \*3 breweries within walking distance.
  - \*Some of the newest, best, diverse and most acclaimed restaurants within walking distance.
  - \*Nancy's Hustle (all around good), Tiny Champions (pizza and pasta), Indianola (new American with great cocktails from Ms. Carousel), Kim Son (Vietnamese), J Bar M BBQ, Original Ninfa's (Tex-Mex and Margaritas), Brother's Taco House (Breakfast tacos).
  - \*Continuously expanding area with new restaurants, shopping, & services including new shopping coming across the street.
  - \*Easy access to all highways resulting in a 15-20 minute drive to literally anywhere in Houston.
  - \*Bike trails leading to all of the Bayous and areas of Houston just a block away.
  - \* EaDo Vet Clinic is great and across the street!
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**Jenny Fitzpatrick | The Home Fitz Team | 713-206-3639**

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