



Buyer Information Sheet

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Property Address: 1601 S Shepherd Dr., #21, Houston, TX 77019

Condo Dues: \$310.20/month (covers water, sewer, security, pool & ground maintenance, ext. insurance)

Trash pick-up day(s)? Monday/Wednesday/Friday Flood insurance required? No

Mailbox number and location? #21, in the security office

Parking space and location? #21, very close to condo; plus, ample guest parking available

Updates/Amenities:

- New quartz counters (2021)
- New sink/faucet (2021)
- Fresh interior paint (2022) – walls and kitchen cabinets
- AC replaced (2020)
- Refrigerator, washer, dryer, and microwave all stay
- Hardwood flooring downstairs
- Carpet upstairs (2018)
- The condo grounds are very well-maintained/landscaped
- Pool (condo – shared)
- 24/7 Security Officer
- Two gates to get to front door
- Covered parking spot very close to the condo
- Ample guest parking
- Gated, private patio
- Private storage room located in patio area
- Pets accepted
- No neighbors above
- NO FLOODING
- AMAZING LOCATION! World-class restaurants, night life, and shopping (all within walking distance)