



Additional information regarding: 9570 Longmont • Houston • TX • 77063

Important Information from the Seller:

Average Electric bill from 12 months: **\$ 242.72 Average Billing**

Average gas bill: **\$ 57.00**

Average water bill: **\$ 75.00 (three people)**

We have loved our backyard oasis at 9570 Longmont! We open the double French doors, turn on the deck string lighting, play a great playlist on the outdoor speakers, pour a glass of wine, watch nature and enjoy the peace and quiet. We've heard owls hooting and we see armadillos and bunnies in the meadow.

Mornings on the deck with coffee and the birds singing is a definite favorite as well. If it happens to be raining, we can escape to the very private upstairs covered porch for the same pretty view without getting wet!

We have our own private version of fall in the neighborhood and can watch the leaves change during all different seasons. We are also perfectly positioned for the most incredible full moon views!

This home has been wonderful for entertaining. The entertaining flow of our indoor/outdoor living is amazing. Parties flow in and out of the house and the house plus huge deck will allow for a great big house warming party! String lights are already up, just add food, drink, friends, and enjoy!

- Yard Service: HOA maintained and sprinklers controlled by HOA also.
- Main wall color throughout: Naturel
- Walls Kitchen: Modern Grey
- Bathroom: Ethereal Mood
- Trim: White Heron
- Front Doors: Ebony Fields
- Electrician: Max Bolen with Bolen Electric
- A/C: Courtesy Air (Brad Sheldon) 832-878-5655
- Eric Pest Control: 713-516-2420
- Plumber: Triumph Plumbing (Rafael) 832-863-3504

Jenny Fitzpatrick | The Home Fitz Team | 713-206-3639

17 S BRIAR HOLLOW LANE SUITE GL-50 HOUSTON, TX 77027