



## **6819 Cortenridge**

### **Houston, TX 77048**

#### ***WHY YOU NEED THIS HOME:***

- 1) More house. Less money.
- 2) Located off 288 & Pearland, near downtown Houston, the Medical Center, Nasa and Galveston.
- 3) Family-friendly neighborhood where children play in the cul-de-sac until the streetlights come on.
- 4) A choice of Houston or Pearland ISD (see attached and verify).
- 5) Lower taxes.
- 6) Double-paned windows, brick & cement-board siding, dual-zoned a/c, insulated water heater, newer roof, radiant attic barrier, and paid-off solar panels for low, low electric bills. Built-in pest control system for termites & bugs.
- 7) Updated flooring, lighting, cabinet knobs and faucets.
- 8) Open floorplan, 9' ceilings, huge kitchen with custom island, 48" cabinets, separate pantry, game room up, guest room down.
- 9) NEVER FLOODED per seller!

## **FEATURES & AMENITIES**

#### **ENTRYWAY**

- Digital doorknob
- Updated LED lighting
- (2) Linen closets

#### **KITCHEN - DOWNSTAIRS (14'9 x 14'9)**

- Lower and 48" upper white cabinets with soft close doors
- Laminate countertops that look like granite
- Large island with white cabinets, laminate countertop, soft-close drawers, spice drawer, and baking pan drawer, pots & pan drawers
- Gas stove, built in microwave oven
- Stainless double sink with updated black faucet
- Updated LED programmable ceiling fan/LED light
- Laminate flooring
- Pantry
- Opens to stairway and living room

#### **KITCHEN NOOK/BREAKFAST ROOM - DOWNSTAIRS (10'10 X 10)**

- Vinyl flooring
- Space for a table or bar



**LIVING ROOM - DOWNSTAIRS (15' x 15'9)**

Large wall perfect for your big screen TV/entertainment center  
Laminate flooring  
Updated LED ceiling fan/light with remote  
Opens to kitchen and dining room  
Views backyard

**DINING ROOM - DOWNSTAIRS (14'9 x 14'4)**

Updated LED ceiling lights  
Opens to entry way and living room

**STUDY/HOME OFFICE - DOWNSTAIRS (9'11 X 13'1)**

Laminate flooring  
Views front of home

**GAME ROOM - UPSTAIRS (14'9 x 18'1)**

Carpet flooring  
Wood paneled accent wall  
Updated LED ceiling fan/light with remote

**PRIMARY BEDROOM 1 - UPSTAIRS (14'7 x 18'1)**

Carpet flooring  
Lots of wall space for furniture  
Updated ceiling fan/LED light with remote

**PRIMARY BATHROOM 1 - UPSTAIRS (8'8 X 8'2)**

Oversized shower with updated faucet and shower head  
Laminate flooring  
Updated LED ceiling light  
White cabinets with updated knobs and sink faucet

**PRIMARY WALK-IN CLOSET (WIC) - UPSTAIRS (12'4 X 8'4)**

Huge closet with lots of room for stuff!  
Carpet flooring  
Updated LED ceiling lights

**BEDROOM 2 - UPSTAIRS (14'9 x 10'7)**

Carpet flooring  
Big walk-in closet  
Updated ceiling fan/LED light with remote



### **BEDROOM 3 - UPSTAIRS (10'6 x 10'9)**

Carpet flooring  
Big walk-in closet  
Updated ceiling fan/LED light with remote

### **BEDROOM 4 - DOWNSTAIRS (11'2 x 10'11)**

Carpet flooring  
Updated ceiling fan/LED light with remote  
Big double-door closet

### **BATHROOM 2 - DOWNSTAIRS (7'7 X 5')**

White cabinets with updated black facet and knobs  
Updated towel rack, tub faucet & shower head  
White cabinets with updated black faucet and knobs  
Updated LED ceiling lights

### **BATHROOM 3 - UPSTAIRS (10'4 x 4'10)**

Updated LED ceiling lights  
Updated white cabinet with laminate countertop  
Updated sink faucet  
Updated tub faucet and shower head

### **UTILITY/LAUNDRY ROOM - UPSTAIRS (8 x 5'3)**

Gas hookup for dryer  
Laminate flooring  
Shelf and rod for hanging/drying clothes  
Updated LED ceiling lights  
*Washer/Dryer included with purchase of home!*

### **HALLWAY - UPSTAIRS**

Updated LED ceiling lights

### **INTERIOR**

Double-paned windows  
Tall ceilings up and down  
(2) Programmable thermostats zoned for upstairs and down  
2-car garage (18'5 x 19'5)

### **EXTERIOR**

Solar panels (PAID OFF!)                      Radiant attic barrier under roof  
Covered back porch (13'3 x 6'4) with concrete pad      Brick and cement board siding

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**LINDA TREADWAY**

**682-224-9848**



## SOLAR PANEL GUIDELINES FOR BUYERS

Seller will pay off solar panels at closing

Buyer is to call Enphase customer support - 877-797-4743

Case #05438460 for site #1970670

To transfer ownership from the seller to the buyer, Enphase requires a Change of Ownership form to be completed and submitted online by the buyer.

This form can be found at: <https://enphase.com/en-us/support/how-to-transfer-ownership>

There is a \$199 fee to transfer the panels into the buyer's name

Once the account is set up in the buyer's name (it takes 72 hours), call ADT Solar Customer Support. ADT will pull the account from Enphase and get it set up in their system for monitoring. There is no charge for this request unless they have to go to your home first. ADT will advise if this is necessary.

ADT Solar - 833-409-1007

7614 Bluff Point Drive, Houston, TX 77086

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[www.gosunpro.com/location/texas/houston-texas-solar-panels/](http://www.gosunpro.com/location/texas/houston-texas-solar-panels/)

Getting started with Enphase: <https://enphase.com/en-us/support/how-to-transfer-ownership>

Getting your Envoy connected: <https://enphase.com/en-us/support/envoy-offline?>

## SOLAR SAVINGS FOR 6819 CORTENRIDGE, HOUSTON, TX 77048

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Nov		\$41.50	\$185.99
Oct		\$48.88	\$181.99
Sep		\$76.33	\$173.99
Aug		\$72.05	\$166.98
Jul		\$63.52	\$159.99
Jun	\$ 49.07	\$20.46	\$153.99
May	\$ 41.55	\$35.75	\$150.99
Apr	\$ 39.81	\$ 7.65	\$147.99
Mar	\$ 60.22	\$25.22	\$111.07