

## LOCATION OVERVIEW

Rice Military is located right in the heart of Houston's Inner Loop. Residents of the area enjoy easy access to downtown, eclectic Montrose, Memorial Park, the Galleria and Museum District. Rice Military is a unique gem in Houston. Along with this different vibe come a number of one-of-a-kind amenities, activities, and experiences that create an enjoyable lifestyle for its residents.

## YOUR LOCAL COMMUTE

### APPROXIMATE DRIVE TIMES

DOWNTOWN - 10 MIN

MEDICAL CENTER - 14 MIN

GALLERIA - 12 MIN

## SCHOOL INFORMATION

MEMORIAL ELEMENTARY

HOGG MIDDLE SCHOOL

HEIGHTS HIGH SCHOOL

## FAVORITE FEATURES + UPGRADES

NO CARPET IN THE HOUSE AT ALL.

UPGRADED ALL CARPET FLOORS TO 100%  
HARDWOOD FLOORS ACROSS ALL AREAS  
IN TOWNHOUSE.

KITCHEN MAKEOVER

WHITE CABINETS, CREATED NEW NOOK  
AREA FOR SEATING/EATING AREA

BARN DOORS ADDED TO KITCHEN  
& PRIMARY SUITE

NEWLY INSTALLED FRENCH DOORS &  
LIGHT FIXTURES IN OFFICE

CAREFULLY CURATED DESIGN

FRESHLY PAINTED INTERIOR

ROOFTOP DECK WITH PLENTY OF SPACE TO CREATE  
OUTDOOR LIVING AREA - OWNER WILL PROVIDE  
COMPLIMENTARY DESIGN PLANS UPON REQUEST.

AVERAGE ELECTRIC BILL

**\$150**

AVERAGE GAS BILL

**\$50**

AVERAGE WATER BILL

**\$75**

AGE OF HVAC

**5 YEARS**

AGE OF WATER HEATER

**5 YEARS**

ESTIMATED AVERAGE BILLS PROVIDED BY  
SELLER TO BE INDEPENDENTLY VERIFIED.

