

BUYERS WANT TO KNOW

ADDRESS: 4413 ROSELAND STREET 77006

Does your home have a Home Warranty? If so, please provide name & number: N/A

Please provide any recent updates: NONE

Previous Year's Tax Amount: 3118.81

What is the age of the:

A/C: MAY 2020

Heater/Furnace: MAY 2020

Unit 2: N/A

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Water Heater: OLD

Dishwasher: OLD

Carpet: OLD

Other Flooring: OLD

Interior Paint: OLD

Exterior Paint: OLD

Roof: OLD

Stove: (COOKTOP) OLD

Oven: OLD

Fence: OLD

Built-in Micro: N/A

Pool/Spa: N/A

Pool/Spa Equipment: N/A

What is covered by HOA Maintenance Fee? N/A

Average Utilities: FEB 2022 TO MARCH 2023

Electricity: High 100.14 Low 21.08 AVG 55.01

Gas: High 162.07 Low 20.60 AVG 60.89

Water: High 32.59 Low 25.42 AVG 30.73

Schools: Elem: _____ Middle: _____ High: _____

HOA NAME, PHONE NUMBER, & ANNUAL DUES: N/A

Interview with the Seller

Why did you decide to buy this home for yourself?

I had been looking for a home in Montrose and was quite familiar with the neighborhood. When this home became available I knew that I had to have it. With two bedrooms and one bath the size was perfect for me.

What do you think are the best features of your home?

Built in the early 1920s, before the advent of air conditioning, most of the exterior walls are large windows. I like the light and airy feel to the house. With its pier-and-beam foundation the home sits two feet off the ground and has never flooded. Even during Hurricane Harvey in 2017 the water reached a depth in the back yard of only eight inches.

What do you like best about your neighborhood?

This home is located in Roseland Estates, a “pocket” of a neighborhood bounded by Montrose Boulevard, Richmond Avenue, Spur 527, and the Southwest Freeway/I-69. Close to downtown Houston, the Museum District, Hermann Park, and the Medical center, the home is just minutes away from the arts and entertainment scenes in Houston. METRO provides service along Montrose Boulevard and Richmond Avenue and the Wheeler Transit Center is nearby.

No two homes in Roseland Estates are alike and the Craftsman bungalows and cottages give a distinctive feel to the neighborhood. Being a “pocket” of a neighborhood means there is no through traffic. Convenient, yet under the radar.

What are your favorite places for recreation, shopping, and eating nearby?

Hermann Park, the Miller Outdoor Theater, the Houston Zoo, the Museum District, the Houston Museum of Natural Science, Minute Maid Park, and the Toyota Center are all within a 2-3 mile radius.

Just over a mile away the H.E.B. Montrose Market stocks a surprisingly wide variety of foods and ingredients that reflect the diversity, interests, and income level of the surrounding neighborhood.

There are a Chase bank and CVS at the corner of Montrose and Richmond and the Post Office is another three blocks down Richmond past Montrose. I can complete all of my weekly errands and shopping needs in one trip and with minimal traffic.

Within two blocks there is a variety of restaurants, ranging from casual to white table cloth fine dining. Imagine being able to walk to a restaurant in three minutes and not have to deal with valet parking!