



RIO REALTY
GROUP

**4723 Eagle Trail Dr.
Houston, TX 77084-2919
4 Bedrooms || 2 Baths || 2 Car || 2,310 SqFt**

Top reasons why we bought this home:

We visited 50+ houses and we hadn't found the right one yet. They say when you find the right one you will know and that's what happened. I was online one night, and I came across this property. I showed my husband, and I told him this is the one.

Improvements/Upgrades we have made to our home:

(2018) We took the downstairs to the studs. Updated all the insulation. Modern paint all throughout. Brand new kitchen with new appliances, granite countertops with farmhouse shelving and farmhouse sink. Shaker style lower cabinets. All the downstairs doors are new. Light fixtures upgraded throughout. Modern updated half bath. Office studio with a cool accent wall. Updated wooden stairs. Hallways and upstairs have also been painted. Both master and hallway full bath have been upgraded. Bonus 4th bedroom has a very cool closet upgrade.

The things we love about this neighborhood and surrounding areas:

This neighborhood is large enough to have your privacy but small enough to know your neighbors and have a sense of community. The elementary school is close enough where you can walk your kids to school, and they can walk themselves home but not so close where you must deal with the morning and afternoon school line hustle. Everyone has been so welcoming and friendly to us.

Our favorite places for recreation, shopping, eating nearby, date night spot, etc:

We love all the different types of food in the area. Mexican, Indian, Chinese, Thai, Mediterranean, Greek. You name it and it's close. We are close to Katy Mills Outlets and Memorial City Mall. City Center is super close and there is all kinds of shopping, night life, activities, and date night or any night restaurants.



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Useful Property Information:

Utility Cost:

- | | | |
|----------------------|-------------|-------------|
| ● Electricity | High: \$400 | Low: \$ 100 |
| ● Water/Sewer | High: \$ 50 | Low: \$ 40 |
| ● Electricity | High: \$ | Low: \$ |

How old is the:

- Air Conditioner(s) Unknown
- Furnace(s) Unknown
- Water Heater(s) 11/21
- Dishwasher 2018
- Garbage Disposal 2018
- Pool NA
- Pool pump(s) NA
- Roof Unknown

The following providers currently provide service to the Property:

Electric / Phone Number: TXU 866-278-4898

Sewer / Phone Number:

Water / Phone Number: HARRIS COUNTY UD#6 281-579-4500

Cable / Phone Number:

Trash / Phone Number: GFL 281-368-8397

Natural Gas / Phone Number: CENTERPOINT 713-659-2111

Phone Company / Phone Number:

Propane / Phone Number:

Internet / Phone Number:

Utility info & more...

Trash pickup day(s): Tuesdays and Fridays

Recycle pickup day(s): Tuesdays

Heavy trash pickup day(s): Tuesdays and Fridays

Mailbox location: At home

Mailbox number (if applicable): NA

Garage access code (if applicable): NA

Community Pool Info and Access: Hunters Creek

Any recommended contacts (housekeeper, lawn maintenance, etc):