

HOMEOWNERS CHECKLIST

WHAT IS THE AGE OF THE:

Exterior paint: N/A

Interior Paint: 3 years - New

Roof: ~17 years

Fence: Replaced Street Facing Fence 01/23

A/C: Outdoor Unit – 3 years, Indoor Unit – 1 year

Heater/Furnace: N/A

Dishwasher: N/A

Stove: N/A

Oven: N/A

Microwave: N/A

Water Heater: N/A

Carpet: Primary Bedroom May 2023

Other Flooring: 3rd floor hardwood – 3 years

Pool: No

Spa/Hot Tub: No

AVERAGE MONTHLY UTILITIES

Electricity: High \$ ~400

Low \$ ~60

Gas: High \$ ~40

Low \$ ~34

Water: High \$ HOA

Low \$ HOA

Trash: HOA

HOA Information (Management Company & dues) St. Charles Place Square - \$1,468.96 yearly

List of remodeling, upgrades or unique features about 1513 Nagle St

1. Replaced all windows with double hung windows – October 2021 - \$9,939
2. Replaced master bathroom shower door – June 2021 - \$1,400
3. New hardwood flooring on stairs and 3rd floor – September 2020 - \$3,792.88
4. New A/C ecoil and damper system motors – July 2022 - \$3,418
5. New carpet in master bedroom – May 2023 - \$675
6. New paint guest bedroom and 2nd floor ceiling – May 2023 - \$820
7. New tile to fireplace façade - April 2021 - \$686.30
8. 1st and 2nd door glass blind inserts – October 2020 - ~\$1,200
9. New pilot light for gas fireplace – October 2021 - \$518.52
10. Nest Thermostats on each floor – July 2022 - \$291.27

Additional Information:

- Walking distance to Be Fit Gym – Approximately 2 min
- Walking distance to CVS & convenient store – Approximately 5 min
- Walking distance to East End Hardware, Sports Creek & Roots - Approximately 5 min
- Walking distance to East End restaurants, breweries, bars & coffee shops - Approximately 12 min
- Walking distance to Columbia Tap Rail Trail - Approximately 8 min
- Walking distance to Downtown Houston including Discovery Green and George R. Brown Convention Center - Approximately 15 min
- View of downtown skyline
- Driving distance to Kroger – Approximately 5 min
- Walking distance to PNC Stadium – Approximately 10 min
- Walking distance to rail line – Approximately 10 min
- Spacious backyard with private entrance to guest bedroom