

# *27119 Bearclaw Court*

## **HVAC system:**

- Number of units: 2    Age of units: 17 years    Date last service: 2022

## **Hot water heater:**

- Number of units: 2    Age of units: unsure    Date last serviced: 2021

## **Generator: General Gas 24kV**

- Age: 2021    Service/maintenance schedule? Yes    Date of last service: annually

## **Pool:**

- Age: 15 yrs    Age of pump: unknown. Filter replaced 6/2023.    Last serviced: monthly pool service
- Heater Y / N    Age of heater: 2021

## **Average monthly utility costs (July 2022 – June 2023)**

Electricity: Reliant - \$319.54

Gas: Epcor - \$228.44

Water: Aquatexas - \$\$184.43

## **Things I love about this home:**

The first thing I fell in love with, was when I walked in the front door it had those super high ceilings and I could see out on to the lovely pool area through the large windows.

We love the layout and how much space it has. We are a multi-generational family and this is perfect for that.

The main bedroom is on the far end of the house, with its own little sitting room area and a door that exits on to the patio – easy access to the hot tub late at night and separate from the rest of the household.

My elderly dad used the twin rooms. One was a bedroom and the other his private study/sitting room, with the interleading bathroom. This gave him some privacy and space but was right there if he needed us.

The upstairs suite is perfect for my teen daughter. I love the large sitting/game room area upstairs and lots of storage space. I also love that it is above the garage and at the other end of the house, so if they do get a bit noisy late at night, it doesn't bother anyone. She loved the view over the back yard from the top window so much, she put her study desk there, said it made her feel calm and relaxed while studying.

We have entertained many guests in the open living area, and loved the way the kitchen flowed into the sitting room and to the outside entertainment area. We love to entertain, and the main oven and smaller side oven worked well to get all the hot dishes out on time.

I work from home and absolutely love the view out of my study window. In the summer I love watching the fawn following their Moms around and grazing right outside my window. I have so many pictures on my phone of "I love my office"! Also, it's nice to have fiber internet in the neighborhood!

We really love this home and its tranquility and peacefulness. Spending some time in the back yard with its ample shade and refreshing pool, is a perfect reset for any tough day.