

Useful Info

18603 Admiration Dr

Average Utility Expenses:

	Summer	Winter
Electric	\$ 180 - 210	\$ 55 - 80
Gas	\$ 35 - 50	\$ 25 - 40
Water	\$ 130 - 160	\$ 70 - 95

	Unit 1	Unit 2
Air Conditioner	3 years	
Furnace	3 years	
Water Heater	3 years	
Roof	3 years	
Dishwasher	3 years	

Upgrades and Yearly Upgrades:

Outdoor Kitchen 2021	Plantation Shutters 2021	
Pergola and Coves 2021		
Whole House Water 2021		
Gutter French Drain 2022		
Patio Landscaping 2021		

This information was provided by: Manuel Filloy

Date: 8 - 2 - 23



What We Love

~ The Filloy's

Thank you for touring our home. Here is some information that we felt would help in your decision making process.

1. Why did you decide to buy this home for yourself?

Bridgeland is a fast growing, beautifully designed community. The neighborhood is family oriented with lots to do outdoors, multiple lakes, gyms, common areas, and dog parks. The home's floor plan offers open main living areas both inside and out which is great for entertaining. We love the pergola and outdoor kitchen.

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

Open floor plan with heavily upgraded kitchen along with multiple outdoor and indoor entertainment areas. Lots of natural light, custom accent walls, large walk-in shower with rainfall shower head, outdoor kitchen with pergola. Corner Lot.

3. Tell me about your neighborhood.

Close knit small community that is both friendly and family oriented. Very quiet and we love the Park at Celebration. Kid friendly. Multiple gyms, dog parks, walking trails, lakes and amenities.

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

CTX, Local table, Local Bar, L3 Craft Coffee, Town Lake, Boardwalk, Ambrizza, Sweet Green, Dragonfly Park, Josey Lake Park (Kayak and Paddle)

5. Are there any items you wanted specifically excluded?

Indoor Furniture, TV's, Washer/Dryer, Fridge.

