

UPGRADES

ADDRESS: 2102 Avenida La Quinta Houston, TX 77077

ITEM(S)	DATE	COST
1. Recent roof	2018	12K
2. Gutter Guards	2019	3000
3. Double Pane windows entire house	2020	30 K
4. Sprinkler System	1990	3500
5. Custom Plantation blinds (living room & semi-circle windows)	2019	5000
6. Real hardwood Floors	2010	40K
7. Backyard Landscaping	2020	8000
8. Tankless water heater	2021	3000
9. Alarm System	2022	2000
10. Kitchen, Master Bathroom custom blinds	2010	3000
11. A/C ducts new	2022	6000
12. Reverse Osmosis water filter	2023	1000
13. Fence has metal poles	2021	10K
14. Blown-in insulation Attic	2020	
15. Fireplace woodburning (marble face)	2022	
16. Granite countertops		
17. Front door light on timer		
18. Backyard motion activated lights		
19. PEX pipes to the main house	2023	19K
20. Indoor house paint job (entire interior)	2023	10K
21.		
22.		
23.		

ADDITIONAL NOTEWORTHY FEATURES

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FEATURE(S)
1. Quiet, friendly neighborhood
2. Easy Access To Highways
3. Private trash and recycling service included in HOA fee
4. Private, keyed and app access to community tennis courts, and swimming pool
5. Proximity to groceries, shopping (Memorial City), and dining
6. Never flooded and no-flood zone
7. Trail and playground upgraded with lighting
8. Solar lights in the backyard nice mood at night
9. We loved gardening and took a lot of pride in our plants (we liked our lawn and plants green)
10. Wall sized mirror install in formal dinning room

10 THINGS WE HAVE ENJOYED

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ENJOYED	
1.	Spacious backyard for spending time with family, friends, and pets
2.	Large open concept home
3.	Lots of natural light, bright house
4.	Great view of the backyard from kitchen, living room and master bathroom and upstairs
5.	Corner house with enough privacy in the backyard
6.	We used to hang hammocks in the 2 backyard trees and enjoy the fall/spring weather (chains attached to trees)
7.	Back patio great for sunsets and watch the moon and stars (drink wine and listen to music)
8.	When the gardenias bloom in the backyard smells like perfume (March/April)
9.	Electric plugs outside kitchen dining window (great for plugging in fans, vacuum cleaners for cars, other electric none wireless appliances etc.)
10.	

UTILITY BILLS

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MONTH	YEAR	ELECTRICAL	GAS	WATER
January		120	60	60
February		120	60	60
March		120	60	60
April		120	40	60
May		120	40	150
June		120	40	150
July		120	40	150
August		120	40	150
September		120	40	150
October		120	40	80
November		120	60	80
December		120	60	80
TOTAL		1440	420	990
AVERAGE				
Total Monthly Average Utility Bills				



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Agent - Only

PROPERTY PARTNERS

These are partners who help take care of the property during our ownership.

ADDRESS: 2102 Avenida La Quinta Street Houston, TX 77077.

PARTNER(S) Contact Details, Name, Company	FREQUENCY/ COST	WARRANTY
1. Lawn	Monthly, \$100	
2. HVAC	2x year, \$200	
3. Pest Control	2x year, \$200	
4.		
5.		

RECOMMENDED PARTNERS

These are partners we recommend to help you with make ready and handoff

PARTNER(S) Contact Details, Name, Company	COMPANY	EMAIL
Trey Davila Cleaner 361-500-5552	Two Maids & A Mop	houston@ineedamaid.com
Alvaro 🌿 Landscaper 281-536-5416	Irrikure	alvarmartinez@aol.com
Jason Falk 🌀 PowerWasher 713-300-3055	Goldens	jason@goldens.biz
Allen Walter Beaulieu Jr. Mover (832) 423-8697	Eurmove	allen@eurmove.com
Kevin Thury Mover/Washer* (832) 776-5361	SideMovers WashPros	washproswindows@gmail.com
Michael Gustafson FloorRestorer (832) 461-7078	Floor Coverings International	mike.gustafson@floorcoveringsinternational.com
Stephen Mayers Auctioneer (713) 254-4399	Bold Bids	auctioneer@boldbids.com