



What Buyers Want to Know

Property Address:	8708 Emnora Ln. HOV. TX 77080
Subdivision:	Kolbe Farms

Build Date	3.31.15
Last Year's Taxes	\$7,651.14 (w Homestead exemption only)
HOA Name/Dues	Graham mgmt. \$2,554.00 - incl. water, trash, landscape maint.

What is the age of the:

A/C Unit 1:	9 yr.	Heater/Furnace 1:	9 yr
A/C Unit 2:		Heater/Furnace 2:	
Water Heater:	9 yr	Dishwasher:	9 yr
Stove/Oven:	9 yr	Cooktop:	9 yr
Microwave:	9 yr	Garbage Disposal:	9 yr
Carpet:	9 yr	Other Flooring:	9 yr
Interior Paint:	9 yr	Exterior Paint:	9 yr
Roof:	9 yr	Fence:	9 yr
Pool/Spa:		Pool/Spa Equipment:	

Garage Door Opener 1 yr.

Are the following items gas or electric:

Heater/Furnace:	gas	Water Heater:	gas
Dryer Connection:	gas	Oven:	electric
Cooktop:	gas	Fireplace:	gas

Average Utility Bills:

Electricity High:	\$411	Electricity Low:	\$113
Gas High:	\$142	Gas Low:	\$27
Water High:	—	Water Low:	—
Trash: Part of HOA Fees			

What Buyers Want to Know

Schools

Elementary:	Edgewood Elem.
Middle/Junior High:	Landrum Middle
High School:	Northbrook H.S.

Recent Upgrades/Updates:

patio, pavers, fountain in back yard, fenced yard - detached garage, side yard for pets, street parking for guests, in-house pest control system

open concept, defined living spaces, separate dining room, 2 story ceiling in living room, fireplace

primary bedroom and secondary bedroom downstairs, all walk-in closets, walk-in pantry, linen closet, Bosch appliances, wrought-iron spindles, over-sized laundry room

What have you loved about your home?

Our neighborhood is very friendly and neighbors support each other. There are book clubs, Bible study groups, mom/toddler groups, etc.

The pools, playgrounds, green spaces and walking trails are wonderful amenities.

We are in a great location - it is easy to get to Memorial City, City Centre, Energy Corridor, Uptown, Galleria, Memorial Park and the 290 area. - all have great restaurants & retail.

Revitalization in Spring Branch is evident with improved restaurants & buildings close by.