

PROPERTY AT: 21507 Prairie Crest Drive, Richmond, TX 77406 - UTILITIES & CONTACT INFORMATION

PROPERTY HIGHLIGHTS: This home is well maintained and I'm positive anyone who lives in it will enjoy the peace and quietness and all the excellent amenities it has to offer. Very nice neighborhood very safe to raise a family... Elementary school is walking distance (but not sure at what location the bus picks up the kids to/from school). Also, very nice and helpful neighbors on both sides

- Home was built in 2011 - 2nd Owner - Purchased from original owner who had this home custom Built
- * Current home insurance ~ \$3,400/annually (sure you can shop around and get a better rate)
- * YES... Home will be professionally deodorized and cleaned -- - There will be no trace of a dog in the house
- * DOG stays indoors (kennel) due to hot/cold outdoor temperatures
- * NO DAMAGE during the last winter storm or recent rain storm and never flooded - has french drain installed in the back yard
- * Very Energy Efficient... Well insulate in the attic and double pane windows
- * Dishwasher replaced in March 2024
- * HVAC & Furnace and whole house plumbing - maintained for proper operation by Village Plumbing and Air (\$99 give you twice a year inspection in the spring before it warms up and in the fall)
- * Tankless Water Heater - Also check to ensure functioning properly... Never run out of water
- * Fencing replaced in Feb/Mar 2024
- * Whole house filtration system in the garage (add salt every 3-4 month) and reverse osmos system under kitchen system (this was also checked by Village Plumbing) to ensure the filter is changed every 6 months

PROPERTY TAXES: With Exemption & 60+

Ft. Bend Appraisal Dist Texas ~ \$7,600
 Ft Bend County MUD #146 Tax ~ \$2,800

Vendor	Description	Contact Info	Phone No.	Avg Monthly Pymts	Comments
Reliant Energy	Electricity	Reliant Energy P.O. Box 3751 Houston, TX 77210	713-207-7777	\$ 225.00	Depending on usage (only 1 person)
Centr Point Energy	Natural Gas	Center Point Energy P.O. Box 4981 Houston, TX 77210	713-658-2111 or 800-752-8036	\$ 100.00	Depending on usage (only 1 person)
Ft. Bend MUD #146	Water	Ft. Bend County MUD #146 P.O. Box 3264 - Dept 10748 Houston, TX 77253	832-467-1599	\$ 75.00	Depending on usage (only 1 person)
Landscaping	Done twice per month			\$ 70.00	You can choose to cut the grass yourself
Home Warranty - AHS	American Home Shield (AHS)	AHS P.O. Box 650992 Houston, TX 77073	833-312-0660		AHS Home Warranty covers all appliance, except for the Generator and whole house filtration system
ADT - Home Security	ADT Home Security		800-328-2727	\$ 60.00	Equip will stay with the house...
Generator - Full House Generator	Quality Generator	Quality Generator 555 E Airtex Dr	866-287-2302 or 936-756-4971	\$ 65.75	Very useful when there is power outage (it kicks on whenever the powers goes out) Excellent feature!!