

# 21614 Hannover Forest

## Improvements

- Wood stairs & upstairs flooring - 2024
- Stovetop w/oven - 2024
- Microwave - 2024
- Water Heater - 2023
- Roof 2021 or 2022
- Both AC units replaced 2019
- Fresh neutral paint throughout various areas in the home



## Seller's favorite features about the home

- Open and bright floorplan with lots of natural light
- Plenty of entertaining space
- Nice sized rooms and closets
- Great location, close to 99 / I-45 with lots of shopping and dining nearby. Close to ExxonMobil and only 20 minutes from IAH airport.

## Seller's favorite neighborhood features

- Cul-de-sac with little traffic on the street
- Very quiet
- Great Neighbors

## Seller's favorite local dining, entertaining and shopping

- Cascada's Mexican Restaurant
- Bass Pro Shop - coming soon
- Spring Village Marketplace
- HEB

## Utility Information and Estimated Costs

- Electricity: Constellation Energy - approx. \$250/month
- Water: Spring West MUD - approx. \$70/month
- Gas: CenterPoint Energy - approx. \$30/month
- HOA: Community Solutions - \$465/year
- Internet Provider: Xfinity
- Trash Days: Tuesday & Friday