

1230 West 25th Street, Unit E. Shady Acres. Houston, TX 77008



House Overview

Bedrooms	3
Baths	3 1/2
House SF	2492 (per HCAD)
Lot Size SF	3037 (per SURVEY)
Year Built	2018 (Completed)
Garage	Attached 2 car

KEY FEATURES/IMPROVEMENTS

End of row. Gated, small boutique community of 5 homes.

The front looks out over backyards.

The back looks out over the yard, trees and creek – unusual to have this much green space around a townhome.

NO HOA Dues!

500-year flood zone (per FEMA)

Did not flood in Harvey (per builder)

Lot is 1.5 feet higher than homes at the back.

Creekside/wooded location

Unusually large back yard for a townhome (room for a pool*)

The builder built this unit for her daughter with the intention of installing a pool.

Abundant natural light

Entire home re paint in 2023

Hardy siding. No stucco!

B-Hyve Sprinkler system connects to wifi for energy efficient use of water.

Juliet balcony

Wrought iron fencing in back yard.

Additional parking outside the gate

End row means guest parking outside unit also.

2020 Washer and gas dryer included.

Refrigerator included.

Wine cooler included.

Jenn-Aire appliances

PROPERTY FEATURES PER ORIGINAL BUILDER SPEC

Home Front Builders

30-year asphalt shingle roofing

50-gallon gas hot water heater

Pre-wired for security system and surround sound system

Stainless Jenn-air, energy star range, dishwasher, and above-range microwave included.

Granite throughout kitchen

Kitchen island with granite slab

Granite counters throughout baths

Under-mount sinks in bath

Stainless steel under-mount kitchen sink

Moen spot resistive faucets

Soft-close drawer glides in kitchen cabinets

Custom 100% solid wood cabinetry in kitchen and baths

Under-mount cabinet lighting

Sleek ceramic tile flooring throughout all baths, and laundry room

5" Red Oak Hardwood flooring on stairs and entire 2nd floor

Plush carpet in all bedrooms

Primary suite: a spacious retreat with spa-like bathroom and walk-in closet

Large en suites with walk-in closets

Glass French doors

Abundant, large windows

Powder room on second floor

8 1/2" base boards

Crown molding

Pre Wired for surround sound

Energy Saving Features :

Techshield (Radiant) roof decking

R30 roof insulation

R19 Crawl space insulation

R13 wall insulation

R8 insulated duct work.

Naturally ventilated attic

Conduit pre-installed for future solar panels

Energy Star Appliances

Energy Star Lighting

Ceiling fans

Water-saving toilet fixtures

Windows: MI Brand High energy efficient insulated low-e dual pane vinyl with solar tint

Doors: high energy efficient insulated

2 high efficiency AC units: 14 seer

Trane brand; one 2-ton unit and one 3 ton unit

Zoned 3-ton AC unit for 1st and 2nd stories

2 ton AC unit for 3rd story where primary and 2nd bedroom are located.

Honeywell programmable digital thermostats

NEIGHBORHOOD

Easy access to 610 or I10 for Downtown, Galleria or Energy Corridor commutes

Walkable neighborhood with cafes and re

NON REALTY

Kitchen Refrigerator, washer and dryer.

As currently in the home.

EXCLUSIONS

None

UTILITIES

	Electricity	Gas	Water
Winter	\$80	\$60	\$40
Summer	\$200	\$20	\$100 (if using sprinklers)

WARRANTY

10-year transferable structural warranty with 2-10 Warranty. New owner will need to register at www.2-10.com/SHRForm

Information provided per seller/original builder listing

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