

5353 Institute Lane #37

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## Notable Features + Amenities

### LIVING/DINING ROOM

- Open floor plan
- Neutral carpeting
- Neutral paint
- Coat closet
- Crown molding
- Draperies
- Floor to ceiling windows with sliding glass door opening to covered balcony

### GALLEY KITCHEN

- Laminate flooring
- Laminate counters
- Built-in Cabinetry with generous counter and cabinet spaces
- Refrigerator/Freezer to remain
- Electric four burner cooktop and oven
- Stainless sink
- Dishwasher

### PRIMARY BEDROOM

- Neutral carpeting
- Neutral paint
- Walk-in closet
- Ensuite bath – laminate counters and flooring with tub/shower

### SECONDARY BEDROOM

- Neutral carpeting
- Custom Paint
- Walk-in closet
- Ensuite bath – laminate counters and flooring with tub/shower

### ADDITIONAL FEATURES

- University Park Place Condo Monthly Maintenance Fee - \$762.00 per month
- Monthly Maintenance Fee includes Basic Cable TV, Electricity, Exterior Building, Gas, Grounds, Recreational – Facilities, Trash Removal, Water and Sewer
- This is a 60 unit Condominium Complex
- Management Company is Pro Concept – 281-558-7644
- Management Company Website – [www.proconceptmgmt.com](http://www.proconceptmgmt.com)
- One Assigned covered parking space comes with unit – Bldg. G12 (MM) with entrance off Dora Street
- Street parking is available
- One pet is allowed with maximum weight of 25lbs with breed restrictions (Buyer must confirm with Management Company)
- Vacation Rentals are not allowed
- Owners occupancy rate is approximately 60% (Buyer must confirm with Management Company)
- Resale certificate is required with sale of the property and Management Company requires 72 hour turn around
- There is a central laundry on the property
- There are several interior courtyards and an in ground pool
- Superb location with many nearby neighborhood convenience
- Located in the Houston Independent School District