



## A FEW NOTES FROM THE OWNERS...

### Per Sellers:

Home has never flooded in 65 years

Average electric bill in summer: \$150

Average gas bill in summer: \$25

Average electric bill in winter: \$75

Average gas bill in winter: \$65

Average water bill: \$50

Current flood insurance provider and premium: FEMA through Allstate, \$1200/year

Age of A/C: 3.5 tons, 3 and a half years old

Age of Roof: 2 years per sellers disclosures

Inclusions: Refrigerator, Washer, Dryer, Redhead safe can be sold for \$900, Riding lawn mower is negotiable, several potted plants

### Renovations and updates completed under ownership (within the last 5 years):

New roof

New Pex plumbing

New 200 amp service breaker

New Low E windows with 2" faux wood blinds

New Ruud AC and furnace

Navion tankless water heater installed to replace tank

Primary addition with City of Houston Permits. Includes tray ceiling, walk-in closet, spa-like ensuite bath with dual vanity sinks, marble countertop, soft close cabinetry, walk-in shower with marble basket weave tile and marble surround, rain shower-head and frameless glass enclosure

2 car (extra deep) garage with City of Houston permits and new door opener motor

Full kitchen remodel with white shaker cabinets, silestone counters, side by side Frigidaire refrigerator, GE convection microwave, electric oven, gas range cooktop and commercial grade exhaust vent, Samsung dishwasher, commercial grade Kraus sink and faucet, tile flooring

Secondary bathroom remodel with soft close shaker cabinets, quartz counter, subway tile surround and wood like tile

Refinished, original white oak wood floors

LED recessed lighting throughout

New front door

Interior paint

Exterior paint

7ft capped fence with 2 gated entrances

Driveway extension for extra parking of cars, boat, or trailer