

## 13218 Parkway Meadows Drive, Houston, TX 77077.



### House Overview

Bedrooms	3 plus study
Baths	2
House SF	2132 (per HCAD)
Lot Size SF	6285 (per HCAD)
Year Built	2017 (per HCAD)
Garage	Attached 2 car.

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### KEY FEATURES

Built by Darling Homes  
End of cul-de-sac location  
Corner lot  
Zone X  
Abundant natural light  
Brick exterior.

### FINISHES/UPGRADES

Home painted all white.  
Engineered oak hardwood floors in living and primary bedroom.  
Quartz countertops in kitchen and marble in the bathrooms.  
White kitchen cabinetry  
Ceramic, farmhouse sink  
Abundant, large windows - almost all are operable and open versus non operable seen in newer construction.

Bay window in primary suite - major upgrade from builder spec.

LED lighting throughout

Under cabinet lighting in kitchen

Plantation shutters were added to the main living area.

The laundry room and primary closet are designed to connect for more practical use.

Soft close drawers in kitchen

AT and T fiber high speed internet throughout the house

Home Team Pest Control system (not used but is there)

Hunter Sprinkler system

Tech-shield radiant barrier roofing decking

Gas Log Fireplace with cast stone surround and mantle

Walk in pantry.

Kitchen island with breakfast bar seating

Gas connection on patio for outdoor grill

## **APPLIANCES**

All stainless steel

Kitchen Aid dishwasher

GE Café 5 burner gas cooktop

GE Café Variable speed vent hood

GE Oven

GE Café Microwave

## **MAINTENANCE**

AC Coil replaced in 2024

## **HOA**

Crest Management

\$1500 a year. Includes pool, gate and community landscaping, biweekly trash pickup and once weekly recycling.

\$750 Capitalization Fee every time the home sells

\$375 Transfer fee

## **NON REALTY**

Washer/Dryer and Refrigerator are not included but may negotiate with a good offer

## **EXCLUSIONS**

None

## **UTILITY BILLS (MONTHLY AVERAGES)**

Electricity \$150 summer and \$100 winter

Water \$150 a month.

Gas \$50 a month

## **COMMUNITY AMNENITIES**

Pool

Clubhouse

Grilling area

Gathering area

Playpark

Grassy areas

Lake

Gate

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Information provided per seller.

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