



PROPERTY INFORMATION

Property Address: 9402 Meadow Point Ct. Houston, TX 77095
 Homeowners Association Name: Copper Grove Homeowners Assoc
 HOA Number: N/A
 Maintenance Fees: \$ 1036 per MO X YR

Average Utility Bills:

Electricity: \$ 175 Gas: \$ 40 Water: \$ 76

Insurance:

Homeowners: \$ 2800/yr Windstorm: \$ N/A Flood: \$ 936/yr

What is the age (in years) of:

Roof: <u>19</u>	A/C: <u>#1- 2 #2- 9</u>	Furnace: <u>9</u>	Water Heater: <u>3</u>
Dishwasher: <u>4</u>	Stove: <u>25 (original)</u>	Oven: <u>5</u>	Carpet: <u>8</u>
Other Flooring: <u>12</u>	Interior Paint: <u>1 week</u>	Exterior Paint: <u>8</u>	Fence: <u>5</u>

Type of Plumbing & Age:

Type of Pool: N/A HEATED? N/A

Who Services Pool: N/A

Trash Days: Wednesdays and Saturdays

Who Services Trash? MUD #188



IS THERE ANY ADDITIONAL INFORMATION THE NEXT OWNER SHOULD KNOW? WHY DO YOU LOVE THIS HOUSE?

This one story 3200 sq ft, open concept home is extremely rare in the Houston area. This is a good strong house. It has served and protected our family well for 25 years. We purchased the home brand new from the builder, Brighton Homes. Each bedroom has access to a bathroom, and the way the home is laid out; each person really has their own private suite. Plus, it's on a corner lot.

The open concept chef's kitchen with large bedroom sizes, and dramatic foyer entrance is what caught our eye. Plus, multiple large living spaces (Living room, game room, and formal dining) It was love at first sight.

It has never been flooded, not even close. When the lights go out in Houston area, this neighborhood is amongst the first to be restored.

This house is in a safe and quiet master planned community. The neighbors are friendly. Close proximity to excellent Cy-Fair schools, and the main freeways/toll roads.

I have no doubt it will serve and protect another lucky family; I hope it is yours.