



# 3206 Yellowstone Park

## Sale Benefits

### **Financing Available**

- Home qualifies for low 30yr fixed rate, 0% down, no PMI, \$6500 grant applied towards down payment & closing costs, waived \$895 origination fee, refinance anytime.
- Quoted interest rate as of 4/10/2025 was 5.875%
- Call listing agent for details

### **Improvements**

- New LVP Floors on 2nd floor 2022
- New 4 ton Evaporator Coil in attic 2020
- New Back Fence 2024
- New Garbage Disposal 2023
- Replaced & Resealed all roof screws 2024
- New Smart Garage Door Opener 2024
- New Refrigerator 2020 - can leave
- New Washer & Dryer - can leave
- New Smart Thermostats Ecobee 2nd & 3rd floor 2020
- Replaced all locks with Kwikset SmartKey locksets 2024

### **Features**

- Gate at the back fence to access green space for pets or evening walks
- One Guest parking space adjacent to front door
- Two controlled access security gates
- Minutes from the Zoo, Hemann Park, Med Center, NRG, Midtown, and Downtown
- Abundance of natural lighting, since neighbors are only on one side

### **Notes**

- Furniture and window coverings negotiable to stay with the sale
- Appliances negotiable to stay with the sale
- HVAC is working fine, but contractor quote in hand to replace outside unit for only \$2950 with 10yr equipment warranty
- Seller has existing survey
- Seller will consider contributing to buyer closing costs