

# Thrive

HTX REALTY  
GROUP

**REAL**  
PROPERTIES

## A FEW NOTES FROM THE OWNERS...

Per Owners:

**Average utilities:**

Average electric bill in summer: \$190.45

Average electric bill in winter: \$282.28

Average water bill: \$20

**Age of A/C:** 6 years

**Age of Roof:** 7 years

**Age of Water Heater:** 11 years

**Inclusions:** Refrigerator, Chicken coop and 5 laying hens (if desired)

**Exclusions:** Washer/Dryer

**Renovations, updates and improvements completed under ownership:**

- Releveled house
- Improved electrical panel / modernized
- Painted entire interior
- Refinished kitchen cabinets & added under-cabinet lighting
- Added gutters and gutter guards
- Added 2 bathroom exhaust fans
- Installed master closet organizer
- Installed French drain for side yard drainage
- Replaced AC capacitor and installed hard start
- Installed exterior lighting and electricity in backyard
- Replaced backdoor
- Insulated attic
- Modernized attic electrical boxes
- Repaired cracked truss
- Cleaned HVAC ducts and re-sealed system
- Added concrete slab and pergola to backyard
- Built path to pergola