

Updates to the Home

- Freedom Forever Solar Edge Home Solar System installed 2021 (Owned, not leased) \$71k. **System will be completely paid off at closing passing on a tremendous value with NO COST TO YOU!** Energy savings have been tracked at over 60% per month!
- New Carpet for entire home installed 2021 - \$7k
- Catch – A – Kid Custom Safety Mesh Fence installed 2021 - \$2.5k
- Fidelis 5 Stage Reverse Osmosis System and Fidelis Whole Home Water Purification System installed 2022 - \$13k
- New water heater with all piping components and new drip pan along with an overflow alarm system on both units installed in June 2025.
- A/C ducts professionally cleaned in June 2025. \$2.5k

Expenses for Current Owners

- County Taxes \$3,841.43 / Year
- BHISD Taxes: \$2,843.83 / Year
- Homeowners Insurance: \$2,148.00 / Year
- Energy Bill: \$250/Month (Average) in Summer, less in cooler months
- Water/Trash/Sewer: \$127/Mo
- Gas: \$25/month
- Pool Services: \$210/Month
- Lawn Services: \$30/Week (as needed)