

# NestFinders.

**Property Address:** 2014 MAXROY ST., HOUSTON, TX 77007

Please check the following item that you will be excluding from the sale of your property.

## WINDOW TREATMENTS

- Curtains & Rods
- Draperies & Rods
- Valances
- Blinds
- Window Shades

## FLOORING

- Wall-to-Wall Carpeting
- Area Rugs
- Floor Mats
- Bathroom Mats

## GARAGE

- Work Bench
- Shelves
- Storage Cabinets
- Garage Door Openers

## FIREPLACE

- Fireplace Screens
- Artificial Fireplace Logs
- Rocks
- Pokers

## APPLIANCES

- Refrigerator
- Washer
- Dryer

## DECORATIVE

- Bookshelves (Not Attached)
- Bookshelves (Attached to Walls)
- Decorative Mirrors
- Mirrors (Fixed in Place)
- Light Fixtures
- Chandeliers
- Ceiling Fans

## OUTSIDE HOUSE ASTHETICS

- Window Screens
- Shutters
- Awnings
- Mailbox
- Attic Fans
- Landscaping

## POOL

- Pool Equipment
- Pool Maintenance Accessories
- Portable Spa
- Above-Ground Pool

## HOME EQUIPMENT

- Plumbing Fixtures
- Kitchen Equipment
- Cleaning Equipment
- Stove

## MEDIA

- TV Wall Mounts
- Built-In Speakers
- TV Antennae
- Satellite Dish System
- Wiring

## BACKYARD ASTHETICS

- Shrubbery
- Plants
- Permanently Installed Outdoor Equipment
- Swing Sets
- Playground Equipment
- Fountains
- Bird Baths
- Statues
- Lights in Yard

## SYSTEMS

- Heating Unit & Equipment
- Air Conditioner Unit & Equipment
- Water Softener System
- Window Air Conditioner

## ALARM SYSTEMS

- Built-In Security
- Fire Equipment

**Other (please specify):** \_\_\_\_\_

Jessica A. Carne

Seller

Seller

\_\_\_\_\_

Buyer

\_\_\_\_\_

Buyer

# NestFinders.

Property Address: 2614 MAXROY ST., HOUSTON, TX 77007

## THINGS WE LOVE ABOUT THIS HOME

1. LOCATION! CLOSE TO SHOPS, RESTAURANTS, & NIGHTLIFE
2. HOME IS FULL OF BEAUTIFUL, NATURAL LIGHT
3. SPA-LIKE PRIMARY BATHROOM
4. LARGE BUT SECLUDED GUEST SUITE
5. PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE CARS
6. TALL CEILINGS WITH BEAUTIFUL MILLWORK
7. HUGE PRIMARY SUITE WITH TWO LARGE WALK-IN CLOSETS
8. LARGE BUT COZY MAIN LIVING AREA WITH LOTS OF CHARACTER
9. NO HOUSE DIRECTLY ACROSS THE STREET = PRIVACY + GREAT VIEWS
10. STORAGE! FOUR HUGE STORAGE CLOSETS

## THINGS WE LOVE ABOUT THIS COMMUNITY

1. OUR NEIGHBORS!
2. PROXIMITY TO COTTAGE GROVE PARK & MEMORIAL PARK
3. ACCESS TO HEIGHTS HIKE & BIKE TRAIL - 10 MIN BIKE RIDE TO MKT HEIGHTS
4. WALKABLE TO LOCAL RESTAURANT, DOWN THE STREET
5. ZONED TO A GREAT ELEMENTARY SCHOOL!

## UPGRADES/ REMODELING

1. WOOD FLOORING THROUGHOUT. ONLY CLOSETS HAVE CARPET
2. FRESH, NEUTRAL PAINT THROUGHOUT
3. FRESH EXTERIOR PAINT
4. WIFI-ENABLED GARAGE OPENER & RING DOORBELL
5. DOGGY TURF INSTALLED IN BACKYARD
6. NEW BACK & SIDE FENCES
7. \_\_\_\_\_

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## What is the age of the following?

A/C Unit 1:	<u>UNKNOWN</u>	Roof:	<u>UNKNOWN</u>
A/C Unit 2:	<u>UNKNOWN</u>	Carpet:	<u>UNKNOWN</u>
Cooktop/ Stove:	<u>UNKNOWN</u>	Other Flooring:	<u>HARDWOODS 2019</u>
Oven:	<u>UNKNOWN</u>	Paint (Interior):	<u>2019</u>
Dishwasher:	<u>2021</u>	Paint (Exterior):	<u>2024</u>
Microwave:	<u>UNKNOWN</u>	Pool:	<u>NA</u>
Water Heater:	<u>UNKNOWN</u>	Spa:	<u>NA</u>
Water Heater Unit 2:	<u>UNKNOWN</u>	Fence:	<u>BACK fence: 2024 SIDE fence: 2023</u>

## Average Monthly Utilities:

Electricity: \$135  
Gas: \$35  
Water: \$79  
Trash: NA

## Average Annual:

HOA: NA  
Insurance: \$26000

## Provider Details and Referrals:

Gas Company:	<u>CENTERPOINT</u>	Phone:	<u>1-800-752-80310</u>
Water/Sewer/MUD:	<u>CITY OF HOUSTON</u>	Phone:	<u>713-371-1400</u>
Trash Company:	<u>CITY OF HOUSTON</u>	Phone:	<u>713-371-1400</u>
Cable/ Internet:	<u>XFINITY</u>	Phone:	<u>1-800-934-6489</u>
Lawn Maintenance:	<u>NA</u>	Phone:	<u>NA</u>
Pool Service:	<u>NA</u>	Phone:	<u>NA</u>
Maid Service:	<u>NA</u>	Phone:	<u>NA</u>
Alarm Service:	<u>XFINITY</u>	Phone:	<u>1-800-934-6489</u>

## Other Details:

Mailbox Keys (#): 2 Mailbox # and Location: ATTACHED TO PATIO GATE  
Trash Pickup Days: THURSDAY Trash Can Provided? YES  
Bulk Trash Days: UNKNOWN Recycling Days: EVERY OTHER THURSDAY