

# Additional Property Information

2512 Swang Place | Houston, Texas

## Property Overview

- Built by David Weekley Homes – Central Living Series (Whitburn Plan)
- Completed December 2020
- Appraisal Measured Living Area: 2,423 square feet
- Premium 38-foot wide lot
- Two-story home with first-floor open concept living

## Systems and Construction

- Zoned HVAC with dual Ecobee smart thermostats
- Gas furnace with electric air conditioning
- Tankless gas water heater
- Original composition shingle roof (2020 construction)
- Underground drainage system routing backyard water to front

## Interior Features and Builder Selections

- Luxury vinyl plank flooring throughout both levels
- Level 9 David Weekley quartz selections in kitchen and primary bath
- Quartz island feature in primary closet
- Built-in primary closet organization system
- Farmhouse kitchen sink with bridge faucet
- Gas range
- Samsung refrigerator, washer and dryer convey
- Custom built-in living room entertainment feature
- Ceiling speaker system
- Insulated sliding patio door upgrade
- Plantation wood shutters on all windows (excluding primary shower window)
- Ten-foot ceiling heights

## Garage and Exterior

- Wood privacy fenced backyard
- Gas stub for future outdoor grill or kitchen
- Garage overhead storage racks and cabinet storage
- Smart garage door opener with mobile app capability
- Ring video doorbell conveys

## Community and HOA

- Gated David Weekley Central Living community
- Community pool and cabana
- Guest parking areas
- Front yard landscape maintenance
- Water service and trash collection included (Trash Tuesday and Friday, Recycling Friday)
- HOA dues approximately 2,550 dollars annually

## Financial and Warranty

- Homestead exemption currently in place
- Seller has historically protested property taxes annually
- Estimated annual property taxes approximately \$9,700 w/ homestead
- David Weekley ten-year structural warranty remains in effect