

1245 Bonner St #A

Refined Gated Living with Intelligent Efficiency

A thoughtfully upgraded residence blending modern luxury with energy-conscious performance — designed for comfort, efficiency, and long-term ownership value.

Upgrades & Features

- Crown molding throughout living areas, office, and primary suite (2023)
- Custom entry & stairway wainscoting (2024)
- Upgraded staircase railing and balusters (2024)
- Hardwood flooring throughout (no carpet)
- Designer kitchen backsplash with pot filler
- Beverage refrigerator included
- Interior repaint (2023)
- Smart thermostats & exterior locks (2025)
- Integrated home security system (2023)
- EV charging outlet installed (2023)
- Private rooftop deck
- Plantation shutters throughout
- Serviced HVAC + dampers replaced (2025)
- Epoxy garage flooring with finished baseboards

Signature Highlights

- Move-in ready with premium upgrades already completed
- Energy-conscious ownership with predictable costs
- Smart home integration + EV readiness
- Low-maintenance lifestyle with HOA-covered utilities

Electricity Performance

Average Monthly Range	~\$155
Peak Summer Usage	\$185–\$210
Winter Efficiency	\$55–\$95
Overall Profile	Seasonal Patterns

Smart thermostats and mechanical maintenance contribute to balanced energy consumption even during peak Houston summer conditions.

Utility Stability

Water & Sanitation Costs	\$85 per month (Flat)
Natural Gas	~\$50 per month

Utility figures reflect documented 2025–2026 ownership history. Individual usage patterns may vary.