

# HOME FAQ'S & FEATURES

THE INFORMATION PRESENTED IS PROVIDED BY THE SELLER AND IS BELIEVED TO BE TRUE AND ACCURATE, BUT SHOULD BE INDEPENDENTLY VERIFIED.



1607 CRYSTAL HILLS DRIVE, HOUSTON, 77077 | ENERGY CORRIDOR | 4 BEDROOMS + 2 BATHS



## FEATURES:

- Engineered wood floors throughout
- Recently remodeled bathrooms
- Recently remodeled kitchen and laundry / mudroom with custom cabinetry
- French-inspired, Italian-made ILVE Nostalgie Series range
- Large kitchen island
- Appliance garage with power outlets
- Breakfast nook with built-in banquette
- Per previous seller: PEX plumbing throughout home, water heater 2024, new ducts 2022, HVAC 2024, driveway gate 2021
- Whole-home Generac Generator with auto transfer switch
- Bosch fridge and microwave



## AVERAGE MONTHLY COST OF UTILITIES?

Electricity:

\$200

Water:

\$120

Gas:

\$40

Internet provider:

ATT and Fiber Optic



## ITEMS STAYING WITH THE PROPERTY:

Washer, dryer, refrigerator, wine fridge, and curtains throughout the house



## EXCLUSIONS:

None



THE CHRIS & CAB TEAM