

# 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.



4630 CREEKBEND HOUSTON, TX 77035 | WILLOW MEADOWS | 3 BEDROOMS + 2 BATHS



## FEATURES:

- Hardwood floor and tile throughout the home, no carpet
- Granite countertops
- Plantation shutters
- Spacious fully fenced backyard
- Private driveway + two car garage
- Home sits on a corner lot
- EV Plug installed



## ROOF:

GAF composite shingles, replaced in 2020



## HVAC

AC and Heater replaced in 2020. Components still under warranty (documentation available).



## AVERAGE MONTHLY COST OF UTILITIES?

Electricity:

\$100

Water:

\$75

Gas:

\$50

Internet provider:

AT&T Fiber Optic



## ITEMS STAYING WITH THE PROPERTY:

Washer, dryer, and refrigerator



## IS THERE A SURVEY?

Yes, from 2013



## HOA INFORMATION:

<https://willowbendcivicclub.org/>



THE CHRIS & CAB TEAM