

Information from Seller

Steps Away:

Crisp Wine Bar, Plume, Cedar Creek, and The Boot.

Local Favorites:

Moonshine Deck, NettBar, Presley's, and Roast & Brew (coffee).

Practical:

Minutes from 19th st shopping, H-E-B, and 24 Hour Fitness.

Nature & Play:

Wright-Bembry Park (on the same street), TC Jester trails nearby, and a gully behind the property—perfect for nature-watching (the turtles and fish are a hit with our little guy)!

Repairs/Upgrades

A/C - March 2023

Replaced the "Harmony" Linux board control, temperature sensor for the zone system, and run capacitor - all new

A/C - May 2023

Replaced the "Trane 2-Stage" Gas Furnace (\$5,500 cost)
10-Year Warranty with Lucks A/C

Kitchen - April 2024

Installed new Badger 5-1/2 HP garbage disposal in kitchen sink

A/C - June 2025

Replaced the evaporator coil and plenum box to the A/C unit (\$3,000 cost)

We've had regular pest control service visits quarterly - they use a system built into the house where they can treat the home by plugging in from the outside.

We also brought the dishwasher from the new house and installed it over there. It's newer than what was there previously.