

# 60 W Twinberry - Utility and Key Information

## Monthly Utility Costs

Utilities	Provider	Phone	Monthly Avg
Gas	<a href="#">Centerpoint</a>	888-468-7007	\$50
Electric	<a href="#">Entergy</a>	800-368-3749	\$100
Water/Sewer	<a href="#">The Woodlands Water</a>	832-467-1599	\$60
Garbage	<a href="#">Waste Management</a>	281-342-8178	\$0
Cable	Buyer Choice	n/a	\$75

## Key Systems Information

Structure/Appliance	Year	Description
Roof	2026	30 year architectural shingles, new roof jacks, bathroom fan vented through roof, warranty
HVAC	2021	Extended warranty valid until Feb 2031
Hot Water Heater	2024	50 gallon
Windows	Original	Double Pain, low-e
Plumbing	Original	Copper
Foundation	Original	SLAB

**The** Information is provided by the Seller to the best of their knowledge for informational purposes only. This information is not guaranteed and does not constitute a warranty or representation of fact. Buyer is advised to independently verify all details as part of their due diligence. Seller and agents assume no liability for errors or omissions.