RIO REALTY GROUP

11002 Hammerly Blvd #50
3 Bedrooms || 2 Bath || 1,738 SqFt

Top reasons why I bought this home:
Location
Interior stonework and tile
Nice looking complex with big trees, quiet

Improvements/Upgrades I have made to my home:
Lighting in kitchen
Ceiling fans
New toilets that flush really strong
Wood window blinds/shutters upstairs
All the electrical outlets were replaced with white ones (that weren't cracked)

The things I love about this neighborhood and surrounding areas:
Location , close in

My favorite places for recreation, shopping, eating nearby, date night spot, etc:
Torchy's
Mia's Table
Memorial City Mall

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Useful Property Information:

Utility Cost:

• **Electricity**	High: $ 150	Low: $ 50
• **Water/Sewer**	High: $ included	Low: $ included in HOA
• **Gas**	High: $ n/a	Low: $ n/a

How old is the:

- Air Conditioner(s) – 16 years
- Furnace(s) -16 years
- Water Heater(s) - no need , hot water from boiler onsite
- Dishwasher - n/a
- Garbage Disposal – 1 year
- Roof – 9 years, HOA maintains that

The following providers currently provide service to the Property:

Electric / Phone Number: Direct Energy/ 1-855-461-1926
Sewer / Phone Number: City of Houston / 311
Water / Phone Number: City of Houston/ 311
Cable / Phone Number: Xfinity / 1-800-934-6489
Trash / Phone Number: City of Houston / 311
Natural Gas / Phone Number: n/a
Internet / Phone Number: Xfinity / 1-800-934-6489

Utility info & more...

Trash pickup day(s): Tuesday, Friday
Recycle pickup day(s): n/a
Heavy trash pickup day(s): dumpster on site 1/month
Mailbox location: clubhouse/pool
Mailbox number (if applicable): 50
Garage access code (if applicable): n/a
Any recommended contacts (housekeeper, contractor etc):