

SMART BUYER GUIDE

SYSTEMS & UTILITIES

35 N Swanwick Place

Helping buyers make informed decisions with greater transparency.

Monthly Utility Costs

Utilities	Provider	Phone	Monthly Avg	Comments
Gas	CenterPoint Energy	800-752-8036	TBD	Sign up for gas service.
Electric	Power to Choose	866-222-7100	TBD	Select electric company and sign up for service.
Water/Sewer	Harris Montgomery MUD 386	281-290-6507	TBD	Sign up for water service.
Garbage	Waste Management	866-849-0076	\$0	Pickup Thursdays; leave bin @ end of driveway by 7:00 AM.
Cable	AT&T / Xfinity	800-288-2020 / 800-922-0204	Depends on Plan	Consumer Choice market.

Monthly averages are best estimate.

Structural & Mechanical Specifications

Structure / Appliance	Year	Description
Roof	Original	30 year architectural shingles with ridge vents and radiant attic barrier.
HVAC Systems	2021	Carrier zoned AC (xx Ton and xx Seers).
Water Heaters	Original	Dual 50-gallon gas water heaters providing reliable hot water throughout the home.
Windows	Original	Double pane, low-e windows.
Plumbing	Original	Copper Supply Lines: Highly durable premium standard plumbing infrastructure throughout the home.
Foundation	Original	Engineered Concrete Slab: Architecturally sound, solid-pour structural footprint.

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/ agents assume no liability for errors.

Overview | Features & Upgrades | **Systems & Utilities** | Lifestyle & Community

Laurie Reinsmith | Walzel Properties | 281-788-8552 | lrainsmith@gmail.com