

Make HOMEOWNERSHIP MORE AFFORDABLE!

- ✓ 1,578 SQ FT OPEN-CONCEPT LIVING
- ✓ PRIVATE SIDE YARD/PATIO
- ✓ GATED COMMUNITY

📍 1223 W. TIDWELL RD
HOUSTON, TX 77091



**TECH-READY
SECURITY INCLUDED!**
2 VERKADA IP CAMERAS
+ CAT5 EXTERIOR WIRING



SELLER IS OFFERING \$7,500 IN CONTRIBUTIONS

Use toward eligible closing costs – **OR** – Rate Buydown

**WANT AN EVEN LOWER
STARTING PAYMENT?**

2-1 *Temporary
Buydown*

YEAR 1	YEAR 2	YEAR 3+
\$1,473	\$1,653	\$1,843
/mo. P&I	/mo. P&I	/mo. P&I
2% below the qualifying note rate	1% below the qualifying note rate	Returns to the regular principal & interest payment.



**\$370 LESS PER MONTH
IN YEAR 1!**

\$1,843 → \$1,473 P&I

Estimated cost of 2-1 temporary buydown:

\$6,750

**MORE HOME. MORE VALUE.
MORE PEACE OF MIND.**



TECH-READY SECURITY

Exterior Cat5 wiring + 2 installed
Verkada IP cameras included
(retail value \$1,200+ each!)



MOVE-IN READY APPLIANCES

Refrigerator, washer & dryer
included (purchased Oct 2020).
Warranty & info available.



**NO CARPET
THROUGHOUT**

Vinyl/laminate or tile in the
entire home. Bedroom floors
upgraded July 2025.



PRIVATE OUTDOOR LIVING

Side-yard patio with hardscaping/
pavers added June 2023.



SMARTER STORAGE

Overhead storage system
installed in the garage
(Dec 2020).



WELL MAINTAINED

Annual HVAC, plumbing & electrical
inspections since it was built in 2020.



GATED COMMUNITY
GREAT LOCATION.
GREAT VALUE.

Move in with confidence.
WE'LL HELP YOU GET THERE!



SCHEDULE YOUR SHOWING TODAY!
SEE WHAT MAKES 1223 W. TIDWELL RD
THE SMART CHOICE.