

SMART BUYER GUIDE

SYSTEMS & UTILITIES

21 Long Hearth Place

Helping buyers make informed decisions with greater transparency.

Monthly Utility Costs

Utilities	Provider	Monthly Avg
Natural Gas	CenterPoint	\$45
Electricity	Entergy	\$195
Water & Sewer	MUD	\$80
Trash & Recycling	MUD	Included in Property Tax
Cable	Buyer Choice	\$75+

*Note: All utility costs listed above are estimated rolling averages based on previous seller usage. Actual monthly expenses will vary based on individual lifestyle habits, seasonal temperature changes, and specific provider selections.

Foundation & Structural Information

Structure/Appliance	Year	Description
Roof	2014	Composite 30-year asphalt
HVAC	2017	Rheem 16 Seer, 4 ton
Water Heater	2019	Gas, 50 Gallon
Windows	2011	Newer double pane, low-e windows
Plumbing Supply Lines	Original	Copper
Foundation	Original	Builder Slab
Fireplace	Original	Gas log fireplace with black encloure
Electric Panel	Original	

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.

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

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