

5507 Loch Lomond Dr.

In Your Own Words...tell us why you originally purchased the home.

Recent remodeling: modern layout, finished, and curb appeal. Investment potential; growing interest and investment in this area. Project Braes/related flood mitigation and road/bridge improvement and future benefits to area and properties. Matures Trees and established neighborhood. Located on a cul-de-sac; no thru traffic, quiet and tree covered safe for kids to play.

Proximity (2 blocks) to top rated Herod Elementary

Proximity (1 block) to Gail Reeves Park (baseball, fields, soccer, parks, and basketball)

Family friendly neighborhood: social, people out walking with kids/family

Proximity to Texas Medical Center (15–20-minute drive) and Downtown.

Easy access to 610 and other major highways.

Close to shopping and entertainment.

Average Monthly Utility Cost		
Electricity	Gas	Water/Sewer
\$175	\$50	\$130

Updates & Improvements	
Install Spanish tile on kitchen walls and backsplash	2021
Brick accent wall on dining room	2021
New Fence with stain	2021
Updated Pergola	2021
Custom window treatment in all windows	2021
New Herringbone paver on driveway	2021
Professional Landscaping (front and back)	2021
Fresh paint on garage door	2021



WHAT BUYERS WANT TO KNOW....



Trash Pick-up Days:	Tuesday and Friday
Recycling Days:	Every Other Tuesday
Cable TV Outlet Locations:	Living Room and AT&T Gateway
Ethernet/Internet Jack Locations:	Living Room and AT&T Gateway
Is the Property in a Flood Plain:	Yes, property is located in a 100-year flood plain

Previous Flooding: Yes, according to the previous owners' disclosures, at the very end of Hurricane Harvey in 2017, 4 inches came in the house for approximately 10 hours. Restoration was completed within 90 days, and prior to completion and closing the walls (cover-up) the work was inspected by insurance adjuster. According to last owners and the neighbors no issues until last day and they collectively decided, on that day, to cut an opening in the cul-de-sac fence. According to neighbors, had they cut the opening sooner, water would not have reached front door; as opening allowed water to flow into neighboring grass areas/channel.

Seller's Exclusion List

Area Rugs

Flat Screen TV's

Workbench/Shelves in Garage

