



UTILITIES INFORMATION

AVERAGE ELECTRIC BILL:

Chariot Energy (0.12 c/kwh)
\$300-350ish/month- will improve with new unit-
switched to TXU and got much better rates

AVERAGE WATER BILL:

City of Waco
\$112/month (water, sewer, trash, recycle) - includes
extra trash can

INTERNET COMPANY:

Spectrum- \$50/month (1 gig)

OTHER INFO:

Pest- Ecoshield- \$162 every other month
Lawn- Manny Lopez (can provide #)- \$50 per month
American Home Shield- \$95.99/month
Flood Insurance- Neptune Flood \$1,096.10/year - paid
monthly with mortgage payment

This information is from the seller directly and may not be reflective of what a buyer would pay. Buyer to verify all information independently to confirm.

UPGRADES

1. Pergola (prior to us)
2. Microwave - 2024
3. Hot water heater - 2024
4. Roof - 2023
5. HVAC - 2025
6. Paint - 2025
7. Kitchen faucet
8. Shower head in master

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