

5510 Champions Dr., Lufkin, Tx: \$124,500 OBO. Move in ready.

Contact: Brookshire Real Estate to schedule a showing, 936.675.2719.

2 bd / 1.5 ba / 1,404 sqft / 2 car garage

- 2 car garage (doors 2016)
- Master suite w/ crown molding
- Wet bar / sink in master bd
- Walk-in closet
- Black out curtains
- Jacuzzi tub w/ jets
- Second bedroom / office with closet
- Dining room w/ crown molding
- Living room w/ crown molding
- Downstairs 1/2 bath
- Pantry
- Laundry (upstairs)
- Dishwasher
- Garbage disposal
- Kitchen bay window w/ two way blinds
- Microwave
- Range / Oven
- Tile throughout downstairs & upstairs bathroom
- Carpet throughout upstairs
- Attic (access via master walk-in closet)
- Cable ready
- Ceiling fans (3)
- Fireplace (w/ gas starter) note: fireplace never used by current owner
- Central air and heat (electric)
- Exterior brick and wood
- Upstairs deck
- Downstairs deck / patio
- Grilling area
- Green space for pets
- Pool & tennis court access (yearly Crown Colony HOA due \$275, which covers entrance security cameras, overnight security services, and landscaping of common areas)
- Refrigerator w/ ice maker and filtered water dispenser (included)
- Washer / Dryer: Maytag (included)
- King bedframe (optional)
- Seller pays \$550 towards home warranty service.
- Earnest money \$1,200.
- See contract for complete details.



Preferred closing date end of May 2021 (negotiable). Seller is willing to rent from buyer.

Yearly Utilities for 5510 Champions (actual)

▼ Cirro Energy -\$928.92

1/6/21	Checking	Utilities	-\$96.43
12/7/20	Checking	Utilities	-\$55.02
11/10/20	Checking	Utilities	-\$50.32
10/10/20	Checking	Utilities	-\$76.85
9/8/20	Checking	Utilities	-\$78.14
8/10/20	Checking	Utilities	-\$89.61
7/8/20	Checking	Utilities	-\$67.31
6/8/20	Checking	Utilities	-\$52.48
5/10/20	Checking	Utilities	-\$55.39
4/8/20	Checking	Utilities	-\$81.57
3/9/20	Checking	Utilities	-\$115.77
2/10/20	Checking	Utilities	-\$110.03

▼ CITY OF LUFKIN ONLINE PMT -\$564.71

12/30/20	Checking	Utilities	-\$44.11
12/7/20	Checking	Utilities	-\$46.69
11/30/20	Checking	Utilities	-\$44.11
10/30/20	Checking	Utilities	-\$33.41
9/30/20	Checking	Utilities	-\$43.60
8/30/20	Checking	Utilities	-\$43.60
7/30/20	Checking	Utilities	-\$43.60
6/30/20	Checking	Utilities	-\$44.26
5/30/20	Checking	Utilities	-\$45.51
4/30/20	Checking	Utilities	-\$45.02
3/30/20	Checking	Utilities	-\$43.60
3/5/20	Checking	Utilities	-\$43.60
1/30/20	Checking	Utilities	-\$43.60

CenterPoint Energy (gas to hot water heater & fireplace) min. monthly payment approx. \$31.