

# *INFORMATION FOR BUYERS*

*15218 Stradbrook Drive, Houston, TX 77062*

- Samsung washer and dryer stays with home-WOW!
- Refrigerator stays with home
- Weber gas grill stays with home
- Ring doorbell
- Every outlet and wall switch has been replaced
- New paint throughout interior of home
- New ceiling fans throughout
- New lighting throughout interior of home
- New doors throughout interior of home
- Tile and laminate flooring throughout home. No carpet!
- Double-pane, energy efficient windows throughout
- Oversized stainless steel sink in kitchen
- Granite counter tops in kitchen
- Electric oven (but has gas connection set up)
- Laundry room inside the house
- Secondary bedrooms and hall closets have adjustable shelving
- Primary and secondary bathrooms remodeled (June 2020)
  - New toilets, tub and shower, vanities (soft close)
- Gas fireplace
- All water pipes replaced with PEX pipe (Aug. 2012)
- Pipe replaced from meter to home (Aug. 2012)
- New breaker box installed (June 2020)
- Surge protector at breaker box (June 2020)
- Brick and Hardie siding exterior of house and garage
- Extremely low HOA fee (\$64/annually)
- Two figs trees, Meyer lemon tree, and pecan tree
- Roof inspected by Integrity Roofing and found to be in good shape
- Detached garage with two built-in work benches
- Cul-de-sac
- Neighborhood pool and park one block away
- Zoned to schools in award-winning Clear Creek ISD
- Closed to Baybrook Mall (excellent shopping, entertainment, and restaurants); University of Houston Clear Lake Campus; Space Center Houston; numerous grocery stores
- Downtown destinations-30 minutes; Galveston Island-40 minutes
- NEVER FLOODED (as per seller)!

Roof: 18 years-recently evaluated by Integrity Roofing and found to be in good condition

Foundation repair: None needed

AC/Heater: 2017

Hot water heater: Aug 2012 (under warranty through Aug. 2024)