

# BRIONES-BROUSSARD

— R E A L T Y G R O U P —

Property Address: 12027 Wedgehill Ln, Houston, TX 77077

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Please check any of the following items that you will be excluding from the sale of your property.

## WINDOW TREATMENTS

- Curtains & Rods
- Draperies & Rods
- Valences
- Blinds
- Window Shades

## FLOORING

- Wall-to-Wall Carpeting
- Area Rugs
- Floor Mats
- Bathroom Mats

## GARAGE

- Work Bench
- Shelves
- Storage Containers
- Garage Door Openers

## FIREPLACE

- Fireplace, Screens
- Artificial Fireplace Logs
- Rocks
- Pokers

## KEYS

- Door Keys
- Mailbox Keys

## DECORATIVE

- Bookshelves (Not Attached)
- Bookshelves (Attached to Walls)
- Decorative Mirrors
- Mirrors (Fixed in Place)
- Light Fixtures
- Chandeliers
- Ceiling Fans

## OUTSIDE HOUSE AESTHETICS

- Window Screens
- Shutters
- Awnings
- Mailbox
- Attic Fans
- Landscaping

## POOL

- Pool Equipment
- Pool Maintenance Accessories
- Portable Spa
- Above-ground Pool

## HOME EQUIPMENT

- Plumbing Fixtures
- Kitchen Equipment (Fridge, Ice Maker Negotiable)
- Cleaning Equipment
- Stove

## MEDIA

- TV Wall Mounts (Living Room Only)
- Built-in Speakers
- TV Antennae
- Satellite Dish System
- Wiring

## BACKYARD AESTHETICS

- Shrubbery
- Plants
- Permanently Installed Outdoor Equipment
- Swing Sets
- Playground Equipment
- Fountains
- Bird Baths
- Statues
- Lights in Yard

## SYSTEMS

- Heating Unit & Equipment
- Air Conditions Unit & Equipment
- Water Softener System
- Window Air Conditioner

## ALARM SYSTEM

- Built-in-security
- Fire Equipment

## Other (please specify):

Display and Gun Cabinets (Not Built In)

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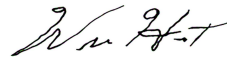
## None

William Ross Hosket

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**Seller**

**Buyer**



**Seller**

**Buyer**

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## THINGS WE ❤️ ABOUT THIS HOME:

1. Kitchen (Double Ovens, Concrete Counter Tops, Big Sink, Multiple Bars)
2. Floor Plan (Large enough for kids to run laps or ride scooters around house)
3. Workout Area, Pool with Large Patio and Privacy Fence, and Front Courtyard with Small Awning for Packages.
4. Pool House (Great Office, Guest House, Game Room, Etc.)
5. Laundry Room (Large Laundry Room with Double Washers and Dryers)
6. 2020 High Efficiency HVACs and Duct Work with Warranty.
7. Sealed and Air Conditioned Attics: Temperate place for storage, or future kid room/play area when built out (recommend coat and guest closets for stairs in main house, and attic-loft in pool house).
8. Never Flooded or Damaged During a Storm
9. Storm and Flood Proofing: Whole Home Automatic Generator, 4 Layers of Waterproofing in Roof (Shingles, Felt Paper, Reflectix, and Close Cell Foam), Upgraded Drainage around House.
10. Low Homeowners Insurance with all Upgrades and Weather Proofing.

## THINGS WE ❤️ ABOUT THIS COMMUNITY

1. Kid and Dog Friendly Neighborhood (Great people and pets)
2. Proximity to Terry Hershey Park and local Community Park. (Very walkable area with kids and pets)
3. Very Quite and Peaceful at night, great for sitting out front with kids and neighbors, or on back patio by pool for quiet evening.
4. Best Montessori Schools in Houston (18months to 8th Grade). Lots of all-day daycares nearby (religious, bilingual, martial arts, etc.)
5. Low HOA Fees, with well Maintained Community Center/Pool/Park/Tennis Courts.

## AVERAGE UTILITY BILLS:

|             | Company Name       | Summer Avg. | Winter Avg. |
|-------------|--------------------|-------------|-------------|
| Gas         | Centerpoint Energy | \$26.23     | \$61.40     |
| Electricity | Discount Power     | \$357.518   | \$139.70    |
| Water       | City of Houston    | \$186.87    | \$168.64    |

## OTHER SERVICE PROVIDER REFERRALS:

**Lawn Maintenance:** Alberto Villalobos, 281-932-7097

**Pool Service:** Stan the Pool Man, 281-546-9300

**Maid Service:** Memorial Cleaning, 281-944-5515

**Alarm Service:** N/A - Disabled as I have a Dog. Previous Owner Used 'Emergency Networks 1-800-654-6770'

**Other:** \_\_\_\_\_

## OTHER DETAILS:

**Mailbox keys (#)** N/A Mailbox # and Location: One at the front of Driveway

**Trash Pick-up days:** Monday (Large Trash), Thursdays (Trash Can and Recyclables)

**Recycling available:**  Yes  No **What Day/Rules?** Thursday (Separate Plastic, Paper and Metal In Open Bins/Boxes) ... none came with house we use amazon boxes.

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— R E A L T Y G R O U P —

THINGS WE ❤️ AFTER UPDATING

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| Update   | Date     |
|--|----------|
| 1. Whole Home Repainted.   | 11/30/20 |
| 2. Resurfaced Pool   | 11/28/20 |
| 3. Updated Pool Equipment 'Drains Pool Faster' (Images Available)  | 11/28/20 |
| 4. Underground Elect In Kitchen Replaced                           | 10/4/20  |
| 5. Both HVAC's Furnaces and Duct Work                              | 1/1/20   |
| 6. Sealed Attics with Attic Access (Reflectix and Close Cell Foam) | 10/14/19 |
| 7. New Ridge Vents and Soffits                                     | 7/31/19  |
| 8. Front Yard Landscaping  | 4/1/18   |
| 9. Side Yard Privacy Fence   | 3/28/18  |
| 10. Stamped Concrete Side and Front House                          | 3/28/18  |
| 11. Whole Home Generator   | 3/28/18  |
| 12. All Underground Utilities Around House Replaced                | 3/28/18  |
| 13. High Efficiency Pool Equipment                                 | ~ 8/1/17 |
| 14. Tankless Waterheater (Unlimited Hot Water!)                    | ~ 8/1/17 |
| 15. Stamped Concrete Back Patio, Upgraded Drainage Around House    | ~ 8/1/17 |
| 16. Recarpeted all Rooms   | ~ 8/1/17 |
| 17. _____  | _____    |
| 18. _____  | _____    |
| 19. _____  | _____    |
| 20. _____  | _____    |
| 21. _____  | _____    |
| 22. _____  | _____    |
| 23. _____  | _____    |
| 24. _____  | _____    |
| 25. _____  | _____    |