

① OWNER'S
INFORMATION
SHEET
ABOUT THE HOME

7/4/22

- Multiple Playgrounds
- Swimming Pools
 - with slide
- Splash Pad (Newly updated)
- Tennis Courts
- Community Events

Subdivision: Oak Park Trails

Schools: Katy ISD: Nationally Recognized
Elementary: Jeanette Hayes Elem.
Middle Sch: McMeans JH
High Sch: James E. Taylor HS

Local Amenities: Walking distance to local grocery stores. 1/2 mile to George Bush Park # Multi-Use Trail System. Minutes from La Centera Shopping, nationally recognized hospital systems, Typhoon Texas, Katy Mills Mall, and much more.

~~Recent Updates: Newly replaced side fence
+ 2015 - replaced both upstairs & downstairs
HVAC systems (updated to newest
fron standards)
- consistently maintained by the
installers since (2x per year)~~

MAJOR UPDATES

HVAC: 2015: Newly replaced both systems, upstairs & downstairs - updated to comply with current frion standards (\$14, ~~212~~⁰⁰)

Aug 2020: Capacitors replaced (both units)

Start Capacitors ~~replaced~~ replaced (both units)

AKA "Compassor Savers"

(\$1018⁰⁰)

* CONSISTENTLY MAINTAINED BY INSTALLERS (SPRING & FALL) SINCE 2015.

ROOF REPLACED: NOV 2017 Due to 9/17 insurance claim for Hail damage incurred in Jan 2017. Full roof replacement with 40-yr Architectural Shingles.

* Has 10-yr drip-free warranty.

* New Hardi-board around chimney.

(\$8,338.⁰⁰)

HOT WATER HEATER: APRIL 2021 New hot water heater installed. 40G natural gas

1 of 6 flushes (yearly) occurred on 3/31/22

(Buyer will receive 5 more on one through Ben Franklin Plumbing (\$2320⁰⁰))

water heater w/ 6-year warranty.

3)

NEW FRONT DOOR & NEW COMMERCIAL GRADE DOOR LOCK HANDLE:
NEW STORM DOOR (BACKYARD): (2021)

FENCE: FRONT LINE & GATE REBUILT (2021)] (\$2500^{est})
RIGHT LINE REPLACED (2022)

NEW SOD & DANGEROUS TREE IN BACKYARD REMOVED: (\$2000^{est})
(2022)

EXTERIOR FASCIA: REPLACED (2022)

EXTERIOR PRESSURE WASHED: (2022)

EXTERIOR HARDI-BOARD & FASCIA: REPAINTED (2022)

PATIO PERGOLA REFRESHED: (2022)

ROLLING BARN DOORS: (2021)

Updated Master Bath: (2016)

Updated Ceiling Fans: (2022)

Interior Details to Note:

- curved wall corners
- arched room entries
- architectural trim and ceiling molding
- tray ceiling ~~was~~ in master
- built-in storage throughout
- closet storage till the cows come home
- under-stair storage space
- 2" ~~wide~~ faux-wood blinds throughout
- updated front door with state pride Texas Star architectural glass detail

(4)

- all bedrooms on 2nd floor
none of which share a wall.
= wonderfully provides privacy
as well as separates the
public & private spaces
- arched "deep-set" kitchen window
- New Storm door added to back door.
upgraded with easy screen
window opening feature.

perfect
for a personal
herb garden

Exterior Details to Note:

- In-ground irrigation system - whole yard
and flower beds (front & back) - updated
control panel.
- Double patio slab
- large backyard with minimal neighbor
visibility.
- well-maintained landscaped flower beds
create ~~gorgeous~~ gorgeous curb appeal.
- Easy to access water spigots on 3
sides of house

5

Neighborhood Details to Note

- Close-knit, well-established ~~street~~ cul-de-sac street with long-time original owners as well as newer families in all stages of life
- Did Not Flood (No Harvey Damages)
- Did Not Freeze (No Feb 2021 Freeze Damage)
- Easy access to GRAND PKWY, WESTPARK TOLLWAY, and I-10

* ONLY 2nd Owner - Never used as a rental property.

* INCLUDED WITH HOME • ALL CORRESPONDING INSTRUCTIONAL BOOKLETS ARE AVAILABLE

- BUILT-IN GAS COOKTOP/RANGE
- BUILT-IN WALL OVEN
- MICROWAVE
- DISHWASHER
- WASHING MACHINE
- DRYER
- ~~SAMSUNG~~ SAMSUNG PLASMA TV