



Address: **16907 HIBISCUS, FRIENDSWOOD, TX 77546**

1970	3-4 BEDROOM / 2 FULL BATHROOM / 2 CAR GARAGE	1482 SQ FT
	OVERSIZED LOT WITH COVERED PATIO AND SIDE WOOD DECK LOCATED IN FOREST BEND SUBDIVISION	7200 SQ FT
1984	SWIMMING POOL WITH SLIDE	
<u>YEAR</u>	<u>EXTERIOR HOME FEATURES & UPDATES</u>	<u>NOTES</u>
2022	EXTERIOR PAINT	
2018	ROOF REPLACED	
2022	FOUNDATION LEVELED BY HOMES FOUNDATION - INFORMATION AVAILABLE	TRANSFERRABLE WARRANTY
2021 /2023	PEX PLUMBING INSTALLED	
	WINDOWS REPLACED	
2018	AC UNIT REPLACED	
	POOL EQUIPMENT REPLACED - POOL PUMP	
2022	10' OF SEWER LINE REPLACED WITH PVC PIPE	6 YEAR WARRANTY
2017-2018	ELECTRICAL PANEL REPLACED	
2023	HOTWATER HEATER SERVICED AND FLUSHED	

	<u>INTERIOR HOME FEATURES & UPDATES</u>	
2017-2018	LAMINATE FLOORS INSTALLED IN ALL ROOMS - TILE IN BATHROOMS	
2023	INTERIOR PAINTING	
	WOOD BURING FIREPLACE IN FAMILY ROOM	
2017-2018	KITCHEN REMODELED WITH CABINETS, COUNTERTOPS, STAINLESS STEEL APPLIANCES, SINK/FAUCETS	
2017-2018	RECESSED LIGHTING & CEILING FANS ADDED TO HOME	
	MASTERBATH UPDATED WITH WALK-IN SHOWER WITH FRAMELESS SHOWER DOORS, VANITY, TOILET, LIGHTING	
2017-2018	SECONDARY BATHROOM UPDATED WITH VANITY, TOILET AND LIGHTING	
	<u>NOTES & ADDITIONAL INFORMATION</u>	
	WEEKLY POOL MAINTENANCE PERFORMED	
	LOW TAX RATE \$2.13	
	FLOOD ZONE X500 - OUTSIDE THE SPECIAL FLOOD HAZARD AREA PER THE FLOOD MAP	
	CLEAR CREEK ISD	
	HOMEOWNERS/WIND INSURANCE \$3689/YR	