

# UPGRADES

Please take a few minutes to prepare for the listing appointment of your home by completing the following information.

**ADDRESS:** 10107 Del Monte Dr. Houston, TX 77042

ITEM(S)	DATE	COST
1 Total re-pipe PEX plumbing	2019	\$10,000
2 Repaired worn areas of the roof as a preventative measure. No known leaking or water damage.	2019	\$3,200
3 Courtyard (Landscaping, Driade and Kartell Furniture, & replanting)	2019	\$40,000
4 3M U600 Ultra Safety/Security Film Installation (29 panes)	2019	\$3800
5 Custom Cellular Shades	2019	\$1,300
6 Exterior sconces	2019	\$850
7 Bespoke Steel Courtyard French Doors	2020	\$8500
8 Backyard Landscaping	2022	\$30,000
9 Marble In-ground fountains	2022	\$4,200
10 Living Room Custom Curtains	2022	\$2,000
11 Foyer Build	2022	? No bids
12 Light switches & Outlets	2022	\$1000
13 New, LVP floor (materials and installation)	2023	\$19,000
14 Drywall, Painting, and Trim	2023	Ongoing \$6000+
15 Blown-in insulation & Solar Attic Fan	2022	\$3700
16 Built-in Bench Nooks with Storage (Fireplace)	2022	? No bids Estimate \$8000



THE  
**PROPERTY JOES**  
GROUP

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Keller Williams Memorial, 1220 Augusta St Suite 300, Houston, TX 77057

17	New perimeter fence	2021 & 2022	\$9,000
18	New registers throughout	2023	\$800
19	3rd bdrm door	2023	\$950
20	3rd bdrm egress windows	2023	\$1000
21	3rd bdrm built-ins	2023	\$1350
22	New hardware	2023	\$500
23	HVAC	2022	

# ADDITIONAL NOTEWORTHY FEATURES

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**ADDRESS:** \_\_\_\_\_ 10107 Del Monte Dr. Houston, TX 77042 \_\_\_\_\_

ITEM(S)
1 Quiet, friendly neighborhood with 24/7 security patrol
2 Easy Access To Highways
3 Private trash and recycling service included in HOA fee
4 Private, keyed-access community playground, tennis courts, pickleball (coming soon!), and swimming pool
5 Community swim team and tennis leagues
6 Community social clubs (BGP cares, mother's club, women's club, book club, etc.)
7 Proximity to groceries, shopping (Memorial City), and dining
8 Never before flooded and no-flood zone
9 Tons of walkers
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11
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# 10 THINGS WE HAVE ENJOYED

Please take a few minutes to prepare for the listing appointment by providing us with the top ten things you love about your home.

**ADDRESS:** \_\_\_\_\_ 10107 Del Monte Dr. Houston, TX 77042 \_\_\_\_\_

1 Morning (and afternoon) coffee in the sun-filled courtyard enjoying fresh fruit from the fig tree and olive trees
2 Large, gallery walls to hang all our favorite art
3 No maintenance, no mud artificial turf and gravel
4 Relaxing in the primary bedroom with views of the courtyard and backyard
5 Privacy in the city behind tall fences and windowless facade
6 Picture-perfect natural light for the best golden hour shots
7 The southern charm (and functional shade) of our 4 mature oak trees (3 live oaks & 1 water oak)
8 240V charging for hybrid/electric vehicle
9 Plaster finishes (living room accent wall and fireplace)
10 Brunch (and lunch, dinner, supper, dessert and drinks) with friends in the indoor/outdoor kitchen/nook/courtyard entertaining space(s)
11



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# Property Details

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## SUMMARY

This document provides detailed information regarding the property and is essential in providing the market with accurate information regarding the property.



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## HOA/Property Details

ITEM	NOTES/COMMENTS
<b>HOA Fees</b>	<p>Address: 10107 Del Monte Dr            Website: <a href="https://briargrovepark.org/">https://briargrovepark.org/</a>            Documents Page: <a href="https://briargrovepark.org/documents/">https://briargrovepark.org/documents/</a>            Assessment: \$ [O] Month [X] Annual            Transfer Fee:            Reserves: Reserve Fee \$\$\$   Foundation \$\$\$   Capitalization \$\$\$            Other: \$##.00 For &lt;Purpose&gt;</p>
<b>Rules</b>	<p>See Briargrove Park's Document Library  <a href="https://briargrovepark.org/documents/">https://briargrovepark.org/documents/</a></p>
<b>Map</b>	
<b>Spaces</b>	Garage Parking: 2
<b>Describe</b>	<p>What three qualities would you describe your home? What adjectives would you use?</p> <ul style="list-style-type: none"> <li>○ Private</li> <li>○ Visually calm and balanced</li> <li>○ Light-filled</li> </ul>
<b>Details</b>	<p>What are other details unique to the property?</p> <ul style="list-style-type: none"> <li>○ Two entertaining spaces: courtyard &amp; private backyard/oasis</li> </ul>
<b>Constraints</b>	No constraints
<b>Mortgage</b>	To calculate effectively your net amount at closing based on a future contract price, <b>how much is your current mortgage?</b>
<b>Liens</b>	Are there any liens/encumbrances/issues regarding ownership or title of the property? Private loan/parents
<b>Non-Realty</b>	The refrigerator, washer, and dryer are included in the sale of the property.