

7426 E. Suddley Castle Street
Houston TX 77095

Lot 7, Block 1, Hearthstone Green, Section 3, an addition in Harris County, Texas

Custom Built in 1998 per Harris County Appraisal District (HCAD)

2,809 SF Living Area per HCAD

8,290 SF Lot per HCAD

- Roof Replaced June 2020
- Stucco (EIFS Stucco)
- Open Floor Plan
- Exterior Repainted June 2021
- Interior Repainted July/Aug. 2017 excluding
Study, Laundry Rm. and Bedroom #3
- Sanitary Sewer Line replaced Sept. 2020
- 6" Gutters and all Gutter Facing installed July 2017
- 50 Gallon Gas Water Heater installed January 2020
- Suncreens on all Windows
- 12/2015 Plantation Shutters installed on all windows
except 3rd Bedroom and Laundry Room and Master Toilet Room
- 12/2015 Installed New Blinds in 3rd Bedroom
- Hand Scraped Hickory Hardwood Floors installed in
Master Bedroom and Master Closet—Nov. 2014
- Hand Scraped Bamboo Wood Floor installed in Fall 2012 in Foyer
Formal Dining and Living Area
- One Living Area Home
- Formal Dining
- 1 Study featuring French Doors
- 3 Bedrooms
- Note: Study could be a bedroom if a closet were added to the room
- 2 Full Baths and One Half Bath
- 2-Car Attached Garage----Double Wide Driveway
- Additional Door opens into garage from backyard

- Sprinkler System Front and Back
- Rain Bird Irrigation Digital Controller replaced May 2021
- Ring Doorbell and Spotlight installed March 2020
- 8 Interior Ceiling Fans
- 1 Patio Ceiling Fans
- Gas Log Fireplace
- Interior Attic Staircase was replaced June 1, 2023
- Opening to attic has insulated blanket
- Laundry Room – Electric and/or Gas Connections (for Clothes Dryer)
- Two High Efficiency Zoned Central Electric Air Conditioners
 - Unit #1----- 5-ton AC System replaced December 2015
 - Thermostat upgraded December 2015
 - Unit #2-----Coil and Exterior Unit replaced 2012 per prior owners
- Two High Efficiency Zoned Central Gas Heaters
 - Unit #1 replaced 2015
 - Unit #2 – Maybe the original unit; current Sellers have not replaced Unit #2 during the period of their ownership
- Units #1 provides Air and Heat to all of the house except for the Study, Two Front Bedrooms and Foyer
- Units #2 provides Air and Heat to the Foyer, Study and Two Front Bedrooms
- Units 1 and 2 have Aprilaire Filters
- Note: All AC and Heat Units were serviced June 20, 2023
- Current Sellers have Air and Heat Units serviced twice a year
- Gas Log Fireplace

MASTER BATH FEATURES and IMPROVEMENTS

Remodeled in Feb. and Mar. 2021

Remodel included:

Chandelier

Cabinets

Granite Countertops

Porcelain Tiled Shower with built in seat

Upgraded Exhaust Fan with Light installed in Shower Ceiling

Kohler Tub with Tub Filler and Sprayer

Dual Sinks with Upgraded Mirrors

Upgraded Lighting

Delta Plumbing Fixtures in Shower

Porcelain Tile Wood Look Flooring

New Exhaust Fan installed in Toilet Area

Wax Seal on Toilet replaced

SECOND BATH FEATURES and IMPROVEMENTS

Updated Granite Countertop

Original Sink

Updated Faucets

Updated Tub, Faucets and Shower Head

Wax Seal on Toilet replaced

Sliding Glass Door was removed and Shower Curtain was added

HALF BATH

Updated Faucets

KITCHEN FEATURES and IMPROVEMENTS

Silestone Countertops

Custom Cabinets feature 42" Upper Cabinets

2014 Whirlpool Electric Double Ovens

2014 Kitchen Aid Electric 5 burner Cooktop (5th burner is considered a warmer burner)

Powerful Exhaust Fan built into Electric Cooktop

2014 Bosch Dishwasher

March 2020 – Installed Kitchen Door with Interior Blinds

Gas Line is inside cabinet underneath cooktop if Buyer prefers a Gas Cooktop

LAUNDRY ROOM

Gas and/or Electric Outlets are installed for Gas or Electric Dryer

Water line connection for refrigerator with ice maker and/or water

SELLER RESERVATIONS: WASHING MACHINE, CLOTHES DRYER, REFRIGERATOR, MICROWAVE, 2ND BATH OUTER SHOWER CURTAIN, KITCHEN BAR STOOLS, SMALL WALL SHELVES IN STUDY

ESTIMATED ROOM DIMENSIONS

Family Room	12'x23'
Formal Dining	13'x15'
Study	11'x11'
Kitchen	11'x16'
Breakfast	11'x11'
Primary Bedroom	17'x21'
2 nd Bedroom	11'x14'
3 rd Bedroom	11'x12'

2023 Mandatory Annual Homeowners Association Dues were \$480.00

SUBDIVISION AMENITIES and SCHOOL DISTRICT INFORMATION

Hearthstone Park has a 1/3 mile walking trail, playground equipment, exercise equipment and ballpark

Private Hearthstone Country Club featuring 27 Holes of Golf, Tennis Courts, Gym, Outdoor Bar and Grill (The Turn), Pool, Casual and Formal Dining, Men and Women's Locker Rooms. Social and Full Golf Memberships are available. Membership is not mandatory to Homeowners.

Hwy. 6/Cypress Areas include Personal Shopping, Grocery Stores, Restaurants, Medical Offices and Hospitals.

Cy-Fair Independent School System is one of the largest in the State of Texas. Bus service is available to all students.

ESTIMATED 2023 TAXES with HOMESTEAD EXEMPTION----\$7,117.31

Calculations are determined by multiplying 2022 Tax Rates to each \$100 of taxable value after value is reduced by allowable Homestead Exemptions.

2023 HCAD Appraised Value is \$379,280 (before applying allowable Homestead Exemptions)

Cypress Fairbanks ISD	\$	3,410.81
Harris County		1,624.77
Lone Star College		403.47
ESD #9 (Fire Department)		180.10
Spencer Road PUD		1,498.16

Tax Rates (*before applying Homestead*) total \$2.918064 per \$100 of Value
Buyers can apply for their allowable Homestead Exemption in 2024. They will have the advantage of the current owners' Homestead and Over-65 Exemptions for the year 2023.

2022 Tax Rates were used to calculate the estimated 2023 Taxes
because 2023 Tax Rates will not be set until early Fall of 2023.

Cy-Fair ISD allows a Homestead Exemption - Deduction is 20% of HCAD Value less an additional reduction of \$40,000.

2022 Tax Rate was \$ 1.2948 per \$100 of Taxable Value

Harris County allows a Homestead Exemption – deduction is 20% of HCAD's 2023 Value. Harris County 2022 Tax Rate was \$0.53548 per \$100 of Taxable Value.

Lone Star College allows a Homestead Exemption - deduction is \$5,000 from 2023 HCAD Taxable Value.

Lone Star College 2022 Tax Rate was \$0.1078 per \$100 of Taxable Value

ESD #9 allows a Homestead Exemption – deduction is 5% of HCAD's 2023 Value.
2022 Tax Rate was \$0.049984 per \$100 of Taxable Value

Spencer Road PUD does not allow a Homestead Exemption. 2022 Tax Rate is \$0.395.

All 5 taxing authorities do allow an Over 65 Exemption, if applicable.