

1403 E Brooklake Drive

Modern European 4 Bedroom / 3.5 Bath Lakeside Place

- ✓ 2024 Balcony deck replacement
- ✓ 2024 Sliding doors 1st floor replacement (Renewal by Andersen)
- ✓ 2023 New microwave installation
- ✓ 2023 EV outlet NEMA14-50 installation (Rejuvenations)
- ✓ 2022 Fence replacement (Katy Fence)
- ✓ 2022 Pool sideways and front walkway maintenance and reseal (Allied Outdoors Solutions)
- ✓ 2022 Kitchen and breakfast room windows replacement (Renewal by Andersen)
- ✓ 2022 Office room 1 st floor windows replacement (Renewal by Andersen)
- ✓ 2022 Pillars left entrance brick caps (J.Q. Brick Repair)
- ✓ 2021 Pool outdoor subpanel replacement (Blue Pools Co)
- ✓ 2021 Chimney maintenance
- ✓ 2021 Master bedroom and bathroom remodel, new “wood look” tile in entrance, living room and dining room (Rejuvenations)
- ✓ 2021 2 safes installation in walk-in closets in master (Rejuvenations)



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- ✓ 2020 Polaris booster pump replacement (Blue Pools Co)
- ✓ 2020 Pool sideways and front walkway maintenance and reseal (Allied Outdoors Solutions)
- ✓ 2020 Foundation repair (Houston Foundation)
- ✓ 2019 Pool filter replacement (Blue Pools Co)
- ✓ 2019 Driveway lift and stabilize, crack repairs
- ✓ 2019 Exterior paint and repairs (Rejuvenations)
- ✓ 2018 Pool: new plaster, new water line tile (Allied Outdoors Solutions)
- ✓ 2018 Pool side and front walkway Carvestone (Allied Outdoors Solutions)
- ✓ 2018 Drainage system installed following foundation inspection (Waterwise Irrigation)
- ✓ 2018 Foundation inspection by Westside inspection and engineering corp
- ✓ 2018 New garage door
- ✓ 2017 PEX re-piping
- ✓ 2017 Attic Isolation (HousePro)
- ✓ 2017 New cooling & heating system, including system redesign, ducts, AC outside, furnace (HousePro)



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- ✓ 2016 Roof repair
- ✓ 2014 Sewer leak repair (parent toilet)
- ✓ 2014 Hydrostatic study
- ✓ 2014 Foundation inspection by westside inspection and engineering corp
- ✓ 2014 Exterior paint and repairs (Rejuvenations)
- ✓ 2012 Air ducts cleaning
- ✓ 2011 Half bathroom 1st floor remodel (Rejuvenations)
- ✓ 2011 Children bathroom and guest room bathroom remodel (Rejuvenations)
- ✓ 2010 Children bedroom painting (Rejuvenations)
- ✓ 2008 Entry wall maintenance (Rejuvenations)
- ✓ 2007 Electric panel replacement (Rejuvenations)
- ✓ 2006 Kitchen remodel (Rejuvenations)
- ✓ 2006 Roof replacement

Contacts

- ✓ Pool maintenance (original builder): Blue Pools Co, 713-460-2914
- ✓ Pool sideways and entryway maintenance:
Allied Outdoors Solutions, 713-465-0400
- ✓ Yard maintenance: Greentouch, 832-475-7755
- ✓ AC system maintenance contract: HousePro, 832-642-0167
- ✓ Alarm monitoring: Smith Thompson, 972-526-8500
- ✓ Rejuvenations 281-380-0917



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Additional Highlights

- ✓ Walking distance to community pool, tennis courts, basketball court and kids playground
- ✓ Plantation shutters on all windows except bathrooms
- ✓ Wall safes in master walk-ins closets
- ✓ Removable pool fencing system for kids
- ✓ Herb Garden
- ✓ Electric vehicle outlet NEMA 14-50 (for level 2 chargers)
- ✓ Appliances convey including garage fridge and wine cooler
- ✓ One pool light non functional (can't be replaced due to new code rules)
- ✓ Spare "wood look" tile for the hallway
- ✓ All cooling and heating system under Gold maintenance contract with HousePro
- ✓ 3 Nest thermostats
- ✓ 4 Nest Protect (smoke / CO2 detectors)
- ✓ Ring video doorbell
- ✓ Ring camera backyard

