

**THINGS TO KNOW ABOUT
12463 WOODTHORPE LANE
HOUSTON, TX 77024**

Special Feature:

- Backyard has a fully fenced **brick wall** on all three sides - allowing great privacy!

Appliances

- Kitchen appliances – 2006
- Built-in refrigerator and freezer are older than 2006. Refrigerator compressor was replaced 10 years ago.

HVAC

- 2 units - upstairs unit is 2006 and downstairs is 2009

Hot Water Heater

- One unit - 2009

Countertops

- Granite countertops in kitchen

Roof:

- 20 years old

Conveys With Home

- Ice maker in kitchen
- Washer and dryer
- Safe in primary closet
- Smoker on side of backyard
- All pool toys in garage

Schools

- Bunker Hill Elementary
- Memorial Middle School
- Memorial High School

Note - This home has never flooded.