

BUYERS WANT TO KNOW

ADDRESS: 8313 Cedarbrake Dr. 77055

Does your home have a Home Warranty? If so, please provide name & number: N/A

Please provide any recent updates: summer 2024 - natural gas hook up and electric port installed for a tri-fuel generator; July 2025 - hall floor refinished; all tile floors professionally cleaned and grout sealed; same for master shower; eaves and fascia prepped and repainted
Previous Year's Tax Amount: \$9508.46

What is the age of the:
A/C: replaced around 2010 +/- a year or two Heater/Furnace: uncertain - replaced sometime after bought in 2004
Unit 2: N/A Unit 2: N/A

Water Heater: 11 years Dishwasher: 1 year
Carpet: N/A Other Flooring: hardwoods - original

Interior Paint: varies by room 5 years to July 2025 Exterior Paint: brick - 20 years

Roof: 17 years Stove: _____

Oven: 16 years Fence: uncertain

Built-in Micro: N/A Pool/Spa: 13 years; heater replaced Dec. 2023

Pool/Spa Equipment: Auxillary pump for water feature replaced July 2025

What is covered by HOA Maintenance Fee? N/A

Average Utilities:

Electricity: High 600 Low 250

Gas: High 150 Low 40

Water: High 180 Low 230

Schools: Elem: Valley Oaks Middle: Spring Branch High: Memorial

HOA NAME, PHONE NUMBER, & ANNUAL DUES: N/A

*generator can be negotiated to stay

Interview with the Sellers

1. Why did you decide to buy this home for yourself? We've had family on Cedarbrake since 1975, and we knew the neighborhood was the perfect place to raise our family. We wanted to send our kids to the best schools in Houston and ~~to~~ let them play outside with friends.

2. What do you think are the best features of your home? Location! Kitchen size and storage. Backyard living. It's designed for family and friends to enjoy.

3. What do you like best about your neighborhood? Our section of Spring Valley, and our street especially, represent what it means to be a community. There is constant support and connection. When a hurricane comes through, a loss strikes or major life events are to be celebrated, the neighbors show up for each other.

4. What are your favorite places for recreation, shopping and eating nearby? Yoga at Soul Tribes, coffee at Slow Pokes, and dinner at Bird Boat - all just North of Westview.