

## **7835 Bobbitt Lane Updates & Information\***

### **Information About the Home**

- 3 Bedrooms & 3.5 Bathrooms
- 3 Stories
- 3,560 SqFt (per HCAD)
- 2,616 SqFt Lot (per HCAD)
- 2-Car Attached Garage
- Located in a quiet, gated enclave in Spring Branch
- Zoned to SBISD Schools
- Original owners
- Home is equipped with an elevator
- 1st floor has 12ft ceilings and 2nd and 3rd floors have 10ft ceilings
- UV tinting on all windows (except 3 in whole house)
- Wired for surround sound on 1st and 3rd floors
- Open concept first-floor living, high ceilings, and wood floors throughout first-floor, stairs, and 2nd and 3rd floor landings
- Living room includes adjustable built-ins and cabinets and gas log fireplace
- Kitchen features an eat-in island, granite countertops, spice drawer, Bosch cooktop, single oven and dishwasher, and Samsung microwave
- Abundance of natural light with access to backyard
- One secondary bedroom located on the 2nd floor includes carpet flooring, walk-in closet, and ensuite bathroom with tub/shower combo
- Spacious primary suite with attached sitting room currently functioning as an office
- Ensuite primary bath with tile floors, granite countertops, dual sinks, walk-in shower, soaking tub, and oversized walk-in closet
- Flexible game room, full bathroom, and third bedroom with walk-in closet are located on the 3rd floor
- Solar screens on windows and doors on 3rd floor game room
- All but 3 windows in the home are tinted
- Two relaxing 3rd floor terrace balconies
- Water heater (2018)

### **Updates**

- New Samsung microwave (2023)
- Indoor air handler. New evaporator coil (Nov 2023)
- Garage springs replaced (2023)
- Garage lift motor replaced (2024)
- New outdoor AC/Heat pump unit for 20 Seer (Feb 2025)
- Replaced stucco on front siding and front balcony decking (April/May 2025)
- Entire home painted and sealed (May 2025)
- New front deck replaced (April/May 2025)
- Stucco repairs (April/May 2025)
- Fiber optics in home

- In-house Taexx pest control system (pest control company does not have to enter the home)- all connections for pest control are outside
- Third-floor carpets steamcleaned (11/28/2025)

**Additional Information About the Home**

- HOA: King Property Management HOA (713-956-1995)
  - \$4,000 Mandatory Annual Maintenance Fee
    - Includes: Water, sewer, trash, recycling, common grounds, limited access gates, limited lawn care
    - \$350 Transfer Fee
- **Exclusions:** Primary bedroom and sitting room/office valances and drapes

**\*All information per seller**

