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To: \_\_\_\_\_

From: **Martha Turner Sotheby's International Realty** (Broker)

Property Address: **10106 Cedar Creek Dr, Houston, TX 77042**

Date: 1/13/2025

(1) Broker obtained the attached information, identified as Notable Features & Amenities (1 page)  
Floor Plan by Cubi Casa(1 page)  
from Seller

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Martha Turner Sotheby's International Realty

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## Broker

DocuSigned by:

By: Tabatha Urech

—532A75EA70E4465

Receipt of this notice is acknowledged by:

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**Signature**

Date

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**Signature**

Date \_\_\_\_\_

(TXR-2502) 7-16-08

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## Notable Features + Amenities

### Major Systems:

- Roof (2024)
- HVAC (Condenser, Coil and Furnace):
  - Primary Bedroom (2021)
  - Living Room (2022)
- Water Supply Plumbing - PEX (2021)
- Bradford 40-gallon Water Heater (2021)
- Sewer Line Plumbing - Cast Iron and PVC (See PFS Diagram)
- Foundation Work (2013)- PFS Transferable Warranty

### Improvements:

- Replaced flooring (2021) in primary bedroom and closet, living room, dining room, sitting room, kitchen, and hallway
- Replaced gas lines for oven and fireplace (2021)
- PEX Water Supply (2021)
- HVAC - Primary Bedroom (2021)
- New Fence (2021)
- New Bosch Dishwasher (2021)
- Window treatments(blackout shades in primary bedroom + blinds in the living room and hallway windows (2022)
- HVAC - Living Areas (2022)
- Paint Interior + Garage Exterior (2023)
- Roof (2024)
- Water Heater (2021)
- Outside Drainage (2025)
- Sprinkler System overhaul (2025)
- Whole House Exterior and Interior Paint (2025)
- Chimney Repair (2025)
- New Light Fixtures (2025)
- New GE Gas Range (2025)

### HOA:

Established in 1963, Briargrove Park is a beloved, close-knit community where generations return to raise their families and newcomers quickly feel at home. Tucked away as a quiet urban oasis, the neighborhood offers easy access to the Energy Corridor and Downtown. Residents enjoy rebuilt tennis courts, a refreshed pool and playground, and an active calendar of community events that bring neighbors together and create a true sense of belonging.

Amenities include:

- Seal Security and Vacation Watch
- Twice weekly collection of household garbage pickup through Best Trash (backdoor service available); Recycling 1x/week for an extra fee
- Swimming Pool and Swim Team
- Tennis courts
- Playground and Pavillion Rental
- Women's Club and Mother's Club
- Sportmen's Club
- Swim Team Booster Club
- Yearly events for residents - July 4th Parade & Pool Party, BGP Shred Event, Labor Day Pool Party, Holiday Light Contest

### Exclusions:

- TV's (mounts stay)

### Additional Home Information:

- 3 Bedroom/2.5 Bath
- 2,765 Sq Ft (HCAD)
- 9,325 Sq Ft Lot
- 2 -Car Garage

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## 10106 Cedar Creek Dr.

