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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**

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Martha Turner Sotheby's International Realty

Broker

By:  532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____

10106 Cedar Creek Drive

Notable Features + Amenities

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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

10106 Cedar Creek Dr.

