

Key Information To Know About 431 Glenchester Drive, Houston, TX 77079

Truly exceptional home by Trinity Estate Homes – Built in 2006 on an existing reinforced slab.

Key Home Systems

- **Generac Generator:** Installed 2024
- **Tesla Charger in Garage:** 2021
- **Solar Panels & Battery Backup:** 2021
- **HVAC:** 2 systems, both replaced within last 5 years
- **Water Heaters:** 2 units, both replaced within last 5 years
- **Roof:** Age unknown - Current owner purchased the home in 7/2017. They have not replaced the roof since they purchased the home.

Interior Highlights

- **Ceilings:** 10-foot
- **Painting:**
 - Upstairs bedrooms painted in 2026
 - Remainder of interior painted in 2024
- **Both upstairs bathrooms renovated:** 2025
- **Primary bedroom, bathroom, and closet remodel:** 2022
- **Full outdoor bathroom near pool:** 2022
- **Kitchen, living area, and tile floors remodeled:** 2020
- **Kitchen Remodel:**
 - Quartzite countertops, 2020
 - Thermador gas range, 2020
 - Built-in microwave, 2020
 - Built in drink/wine refrigerator, 2024
 - Kitchenaid built-in refrigerator, 2018
- **Upstairs:** 4 large bedrooms plus oversized upstairs game room with 2 built in desks

Outdoor & Entertainment

- **Pool and built-in firepit:** 2020
- **Landscape lighting installed:** 2022
- **Outdoor grill replaced:** 2019
- **Large outdoor covered patio**
- **Shade on the deck** - Yard gets great afternoon sun, so a sunshade was installed. It is operated by a remote control.

HOA & Neighborhood Information

- **Special Assessment:** \$250 bi-annually; \$1,500 remaining
- **HOA Dues:** \$950/year
- **HOA Amenities:** trash, recycling, tennis courts, playground, clubhouse, pool
- **Trash Pickup:** Wednesdays & Saturdays
- **Recycle Pickup:** Wednesdays
- **Wilchester Neighborhood Info:** wilchester.org
- **Community Activities:** Active Wilchester Women's Club, Wilchester Men's Club, and Wahoos Swim Team

Insurance

- **Flood Insurance:** Homeowner's current cost is \$1,291/year; home has never flooded

Schools

- **Rummel Creek Elementary**
- **Memorial Middle School**
- **Stratford High School**