

# 12242 Valley Lodge Parkway Humble Texas 77346

- Maintenance Free Front Yards including water for Sprinkler System is included in Monthly HOA.
- Walking path next to the house which connects to the Soccer field, Baseball Field, Tennis / Pickleball Courts, 24 Hour Gym, Club House and one of Three Swimming Areas.
- Back Yard area has a Mister Sprayer for Insects / Mosquitos, every 3 months maintenance required to keep system active. (Last Serviced 03/13/2026)
- New Zoned AC and Heating Unit by Lennox installed March 2023, lifetime warranty if you keep the yearly maintenance program with abacus. (99.00 per year billed in March, with Spring and Fall service Checks) In addition, the unit has HEPA Lennox Healthy Climate filtration install as well as a UV light Prior to the condenser / Blower as well as another one added after the condenser / Blower for maximum healthy air in the home. (May have to use Original Owners Name to keep lifetime Warranty, I will be glad to share the information.)
- GE Café Gas Range Installed February 2025
- Bosch Benchmark Dishwasher Installed September 2024
- Samsung Refrigerator with Flex Freezer Refrigerator option on lower portion of the unit. Installed September 2019.
- Samsung Microwave / Vent Hood installed September 2019.
- Non-Builders Grade Garbage Disposal Installed March 2024
- House Wired for Surround Sound in Living Room.
- 75-inch Samsung TV in living room to remain with property.
- Patio has 32-inch TV on Patio which will remain with the property.
- House has Wonderful Green Space on the side and back of the property maintained by Eagle Springs.

- The Electrical Panel has a 50 Amp Generator Plug installed. (With a large enough generator, the whole house functions perfectly off this plug, including the air conditioner.)
- New Rheem 50gal. Hot water heater tank installed Jan. 2026
- A gas connection has been added to the Gas Meter for a generator to be run off natural gas thru this connection.
- Both Main Restroom Downstairs and Upstairs Ventilation Fans have been upgraded to a more powerful exhaust fan. In addition, the downstairs unit has a condensation / humidity automatic sensor installed. (Installed May 2024)
- Whole House has been Freshly Painted September 2025
- New Carpet was installed September 2025
- Vinyl Wood Engineered waterproof floors installed upstairs April 2022.
- Upstairs Bathroom has been converted to a walk-in shower as well as sliding Glass Shower door added. April 2025
- Roof and Exterior portions of the home are covered by the Newfield Park HOA, which is part of the monthly HOA fee.
- Pet Friendly Turf installed in Back yard in May 2025.
- Storage Shed in Back Yard remains with the property.
- All Exterior Doors refreshed (Painted and / or Stained and Sealed) September 2025
- Garage has Lots of Storage Shelves which remain with the Property. (Installed 2024)
- Ceiling Fans Installed in all bedrooms and Bonus areas June 2020
- Garage Door Opener Installed June 2021 which has battery backup for power outages and Smart IG Home ability.
- Garage Door Spring replaced April 2025.
- All Rooms except Primary Bedroom have TV mounts which were installed and stay with the Home.