

Excellent Two-Story Home in Green Trails

19611 CARDIFF PARK LANE, HOUSTON, 77094



Spacious Home in a Highly Sought-After Community with Big Ticket Updates

Located in the desirable Green Trails Community, this beautifully maintained two-story home offers a thoughtfully designed layout ideal for both everyday living and entertaining. Upon entry, you are welcomed by a formal dining room featuring a bay window and detailed ceiling design, along with a private home office or living space perfect for remote work or reading.

The family room serves as the heart of the home, complete with a gas or wood fireplace and an open flow into the kitchen and breakfast area. The kitchen features granite countertops, ample cabinetry, and stainless steel appliances, creating a functional and inviting space for gatherings.

The first-floor primary suite offers a private retreat with dual vanities, separate closets, and a spacious bathroom designed for comfort and convenience. Upstairs, you'll find generously sized secondary bedrooms, along with a large game room and open landing that overlooks the main living area.

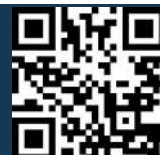
With its spacious layout, major system updates, and prime location, this home offers the perfect blend of style, comfort, and everyday practicality.

Zoned to Katy ISD including Pattison Elementary, McMeans Junior and Taylor High School.

CHARLIE RUSSO

713-851-4871 Direct / Text

Charlie@CharlieRussoRealty.com



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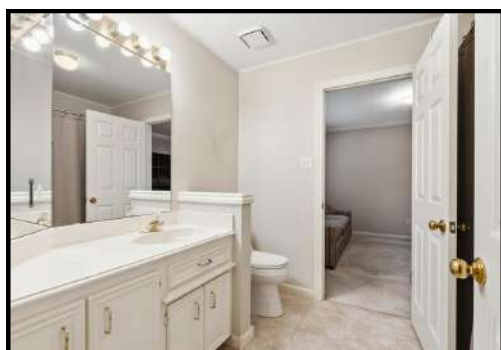
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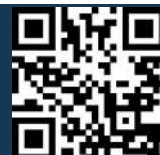
Key Features & Updates

- Roof – 2019 (durable and well-maintained)
- Double-pane vinyl windows – 2024 (energy-efficient upgrade)
- Water heater – 2024 (recently replaced)
- A/C System #1 – 2020 (reliable cooling)
- A/C System #2 – 2022 (newer unit for efficiency)
- Heater – 2017 (well-maintained system)
- Exterior paint – 2018 (fresh curb appeal)
- Whole-home generator – 2021 (added peace of mind)
- Located in the desirable Green Trails Community
- 4 Bedrooms | 3.5 Bathrooms
- Formal dining room with bay window & ceiling details
- Home office on first floor
- Spacious family room with gas fireplace
- Updated kitchen countertops with Granite
- Stainless steel appliances & ample cabinetry painted white
- Breakfast area adjacent to kitchen
- First-floor primary suite with dual closets
- Primary bath with dual sinks and vanities
- Large upstairs game room with built-ins
- All Secondary bedrooms have walk-in closets
- Open landing overlooking family room
- Utility room near kitchen with storage cabinets. Equipped with both electric & a gas line for a dryer, & room for extra fridge/freezer

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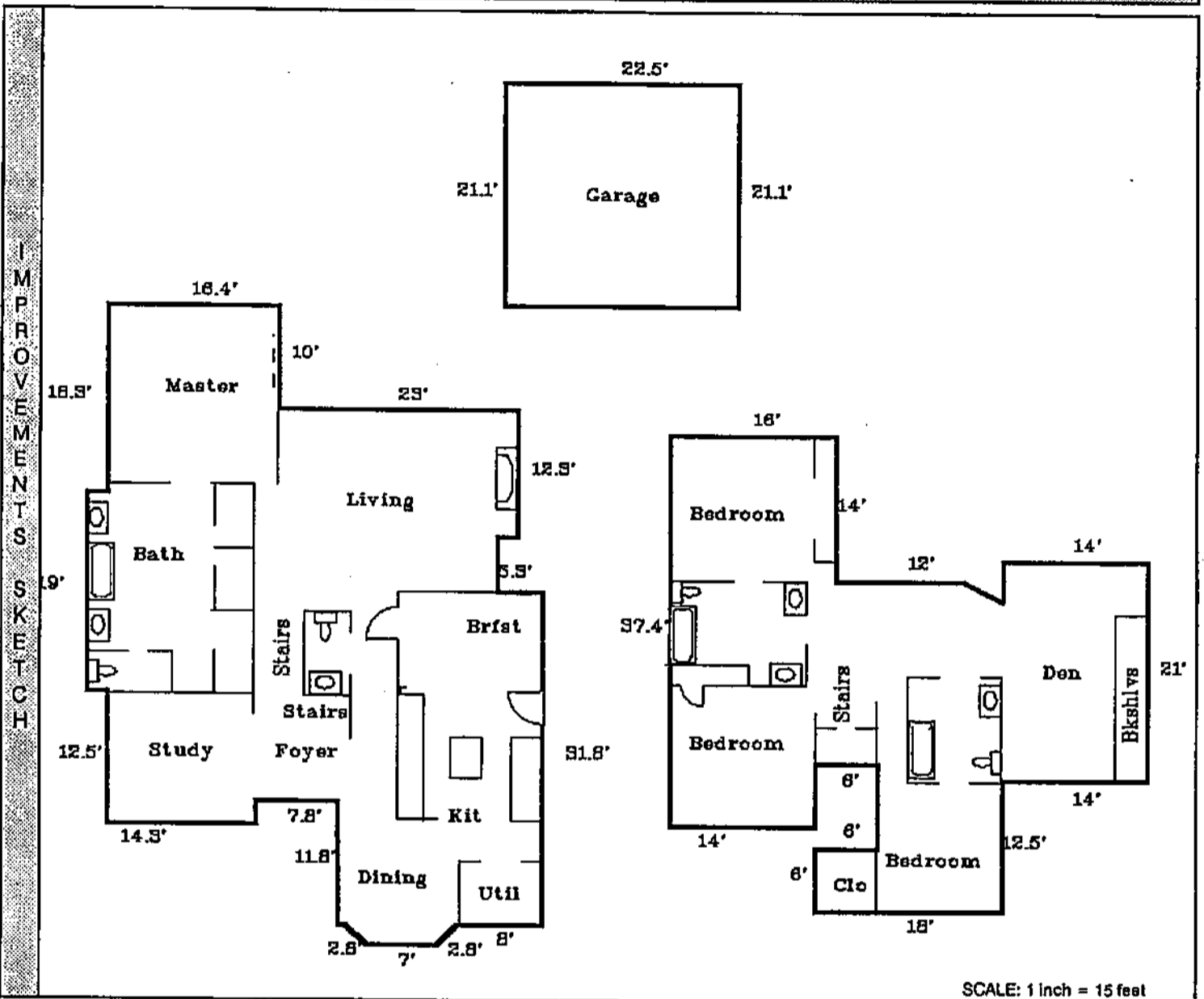
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SKETCH/AREA TABLE ADDENDUM

File No: 19611CAR

S U B J E C T	Borrower/Client Clyde & Mary Maxay			
	Property Address 19611 Cardiff Park Ln.			
	City Houston	County Harris	State Texas	Zip Code 77094
	Lender First Financial			



A R E A C A L C U L A T I O N S	AREA CALCULATIONS SUMMARY				LIVING AREA CALCULATIONS			
	Area	Name of Area	Size	Totals	Breakdown		Subtotals	
	GLA1	First Floor	1999.58	1999.58	16.40	x	61.40	1006.96
	GLA2	Second Floor	1360.60	1360.60	23.00	x	51.40	1182.20
	GAR	Garage	474.75	474.75	2.00	x	43.10	86.20
					-2.00	x	39.10	-78.20
					4.30	x	33.80	145.34
					-2.00	x	24.10	-48.20
					-7.80	x	13.80	-107.64
					-14.30	x	11.60	-165.88
				-8.00	x	2.00	-16.00	
				-2.00	x	2.00	-4.00	
				-2.00	x	2.00	-4.00	
				-0.60	x	2.00	-1.20	
				1.00	x	2.00	2.00	
				1.00	x	2.00	2.00	
				16.00	x	31.50	504.00	
				14.00	x	21.00	294.00	
				1.00	x	562.60	562.60	
	TOTAL LIVABLE (rounded)			3360			3360	

Registration Certificate

Thank you for registering your product with us. We appreciate your business and will work hard to ensure that all our products will provide you with years of reliable service.

Customer Information

First Name: Clyde
Last Name: Maxey
Address1: 19611 Cardiff Park Ln
Address2:
City: Houston
State: TX
Zip Code: 77094
Country: United States
Phone: 281-~~398-1823~~ 415-1798
Email: billandersonair@aol.com
Dealer Name: Bill Anderson Air
Dealer Phone: 281-398-1823

Product Information

Serial Number: 2205027096 Model: CSCF4860N6 Model Desc: SLAB COIL, 48K-60K
Install Date: 07/18/2022 Registration Date: 07/26/2022 Manufacture Date: 05/01/2022

Registered Coverage


Coverage Type	Description	Effective Start Date	End Date
All Parts	10 YEARS PARTS	07/18/2022	07/18/2032
Unit Replacement	10 YEAR UNIT REPLACEMENT	07/18/2022	07/18/2032

Serial Number: 2203352693 Model: ASX160481 Model Desc: 16 SEER AC, 4 TON
Install Date: 07/18/2022 Registration Date: 07/26/2022 Manufacture Date: 03/01/2022

Registered Coverage

Coverage Type	Description	Effective Start...	End Date
All Parts	10 YEARS PARTS	07/18/2022	07/18/2...
Unit Replace...	10 YEAR UNIT REPLACEMENT SINGLE USE (COMPRES...	07/18/2022	07/18/2...

Product registration confirmation - Z004402295222C

 **Carrier Product Registration** <noreply.productregistration@carrier.com>
To: dick.maxey@sbcglobal.net

Heating & Cooling Solutions
(832) 228-3524
dick.maxey@sbcg.../Inbox
Aug 22 at 9:46 PM

PRODUCT REGISTRATION



Turn to the experts

Today's date: Aug 22, 2020

CONFIRMATION

DICK MAXEY,

Thank you for your recent heating and cooling purchase. Your candid feedback is important to us. Please click on "Rate Your Experience" below. We hope you will share with us – and the world via our Web site – your Carrier HVAC experience.

Please note that you will have 30 days to rate your installing contractor from the link below.

Your registration confirmation number is **Z004402295222C**

[Rate your experience](#)

Equipment Owner

DICK MAXEY
19611 CARDIFF PARK LN
HOUSTON, TX 77094
US
2815780675
DICK.MAXEY@SBCGLOBAL.NET

Equipment Location

19611 CARDIFF PARK LN
HOUSTON, TX 77094
US
2815780675
DICK.MAXEY@SBCGLOBAL.NET

Dealer Information

Fresh Air LP
5702 Powerline Road
2814993511
Richmond TX
77469
USA
2814993511

Type of purchase

Replacement of Existing Equipment

Application Type

Residential Single Family

Installed products

Model	Serial	InstallationDate	Coverage	End Date
24ABC636A003	2020E26216	8/21/2020	Enhanced Parts Warranty	08/21/2030
CNPVP3717ALA	1319X21587	8/21/2020	Enhanced Parts Warranty	08/21/2030

If your new system ever needs a repair, ask your servicing dealer to only use **Factory Authorized Parts™**

Designed for Easy Install & Service, Engineered for Quality

Factory Authorized Parts™ have been designed and built specifically for Carrier®, Bryant® or Payne® equipment. These parts are the perfect fit, restoring equipment to its original performance.

- U.L. & C.S.A. qualified
- Preserves the original manufacturer's warranty
- Preserves the original efficiency of the system
- Meets rigorous factory run life design specifications

Having Trouble?

In most cases, your installing dealer is the best source for your registration information. For example, they will have accurate serial numbers for your new equipment as well as information to ensure they are properly selected as your installing dealer.

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