



PROPERTY IMPROVEMENTS & UPDATES SUMMARY

Property Address: 13546 Portobello Houston TX 77083

Subdivision: Pheasant Run Village

Building Size: 2,356 Sqft

Lot Size: 5,000 Sqft

Bedroom: 4 rooms

Bathroom: 2.5 baths

MAJOR SYSTEM UPDATES

System	Description	Year Completed	Note
Roof	30 years, Timberline	February 2026	Warranty Transferable
AC Condenser	5T, Goodman	July 2024	Warranty Transferable
Furnace	5T, Goodman	July 2024	Warranty Transferable
Ac Coils	5T, CARRIER	January 2025	Warranty Transferable
Water Heater	40 gallons	July 2021	
Oven	GE, Electric	June 2025	
Waste Disposal	¾ hp	August 2023	
Water Heater	40 gallons	July 2021	
Chimney	Foundation Repair	October 2024	Warranty Transferable
Exterior	Fresh Paint	February 2026	
Interior	Fresh Paint	February 2026	
Patio Room			

Seller Statement

Recent roof (2026), HVAC replaced (2025), foundation work with transferable warranty, and no flood history. Over \$30,000 in improvements. Move-in ready with major systems updated – ideal for today’s insurance requirements.

Information provided to the best of seller’s knowledge for marketing purposes. Buyers to independently verify.