



11815 Drexelbrook Drive, Houston, TX 77077  
Upgrades & Recent Improvements

**Front & Backyard Landscaping**

Complete outdoor renovation  
Removed old pine trees in backyard  
Installed decorative garden beds  
Added new sod throughout the property  
Installed full sprinkler irrigation system  
**Approx. Investment: \$5,000**

**Included Appliances**

Samsung Bespoke refrigerator  
LG washer and dryer  
Microwave  
**Approx. Investment: \$3,500**

**French Drain System**

Full French drain system installed throughout backyard  
Drainage directed toward the front of the property  
Improved water management  
**Approx. Investment: \$5,900**

**Ground Floor Drain Line Updates**

Complete update of ground-floor drain lines  
Work completed by Herdon/Muncey  
**Investment: \$26,885**

**Annual A/C Maintenance**

Preventive HVAC maintenance completed  
Service date: **March 16, 2026**

**Total Approximate Investment: \$41,285 (per seller)**