



Extensively Upgraded. Exceptionally Cared For.

Over **\$221,350** Invested in Quality,
Comfort & Outdoor Living

 1510 Almond Brook Lane
Houston, Texas 77062

 Year Built: 1994

 Pride of Ownership
Inside & Out

PROPERTY HIGHLIGHTS

 **\$221,350+**
Total Investment
in Upgrades

 **40+**
Upgrades
Completed

 **2002-2026**
Upgrades Spanning
Every Area of the Home

 **Amazing**
Outdoor Living
& Entertaining

 **Move-In**
Ready with
Modern Updates

STRUCTURAL / SYSTEMS

ITEM	YEAR	COST
✓ Roof – GAF Timberline HD shingles	2018	\$13,250
✓ HVAC – Amana 5 Ton 17.2 SEER2 Two Stage w/ Zoning	2024	\$13,500
✓ Water Heater – A.O. Smith 40 gal gas	2015	\$1,000
✓ Electrical Panel – Upgraded to 200 amp	2007	\$3,000

EXTERIOR / LANDSCAPING

ITEM	YEAR	COST
✓ Fresh Exterior Paint	2026	\$1,000
✓ New Window Screens	2026	\$900
✓ Fence – Added Storage Area & New Gates (2)	2007 / 2026	\$500 / \$2,500
✓ Sprinkler System (Front & Back)	2002	\$1,600
✓ Landscaping (Front & Back)	2026	\$1,400
✓ New Front Sidewalk & Patio Area	2006	\$3,700
✓ Replaced Driveway	2025	\$9,000
✓ Backyard String Lights w/ 4x4 Steel Posts	2025	\$2,000
✓ Artificial Turf – Back Yard	2019	\$3,000

POOL / OUTDOOR FEATURES

ITEM	YEAR	COST
✓ Built Pool	2007	\$38,000
✓ Resurfaced & Retiled Pool	2016	\$10,000
✓ Outdoor Kitchen w/ Grill & Sink	2007	\$4,500
✓ Patio Cover (~430 sq. ft.)	2007	\$12,000
✓ Cool Deck Concrete	2007	\$5,000
✓ Pool House w/ Half Bath & Storage	2007	\$6,500
✓ Pool House Upgrades (2026)	2026	\$4,500

GARAGE

ITEM	YEAR	COST
✓ Added 2 Garage Door (Sears Craftsman)	?	\$500

BATHROOMS

ITEM	YEAR	COST
✓ Master Bath – Complete Remodel	2026	\$21,500
✓ Upstairs Bath – Complete Remodel	2014	\$5,000
✓ Half Bath – Complete Remodel	2007	\$1,500
✓ Pool House Half Bath		
• Original Build	2007	\$6,500
• Upgrades (2026): Roof, Walls, A/C, Shelving & More	2026	\$4,500

KITCHEN

ITEM	YEAR	COST
✓ Cabinets – Newly Painted	2026	\$3,500
✓ Countertops – Lowered Bar & New Granite	2007	\$7,000
✓ Backsplash – New Stone & Tile	2007	\$2,500
✓ Appliances (Total)	–	\$3,500
• Stove – Jenn-Air Cooktop	2007	
• Oven – Kenmore Elite	2007	
• Microwave – Samsung	2020	
• Dishwasher – Kenmore Elite	2007	
• Sink – Copper	2007	
• Faucet – Oiled Rubbed Bronze	2007	
✓ Lighting – Breakfast Room Fixture & Canned Lights	2026	\$1,150

INTERIOR GENERAL

ITEM	YEAR	COST
✓ New Carpet Downstairs	2026	\$2,000
✓ Interior Paint – Throughout House	2026	\$11,500
✓ New Baseboards & Door Casings	2025	\$9,000
✓ Upper Cabinets – Laundry Room	1994	\$500
✓ Ceiling Fans & Lighting – Throughout	2026	\$1,700
✓ Blinds / Shades – All Windows	1994	\$2,000
✓ Fireplace – Gas Logs, Hearth, Iron Doors, Stone Façade	2007	\$8,500
✓ Built-in Cabinets – Dining & Study	1998	\$600
✓ Accent Walls – Master & Upstairs Bedroom	2024	\$550
✓ Stair Rail – Replaced w/ Wrought Iron	2007	\$2,000

SUMMARY OF IMPACTFUL UPGRADES

1

BACK YARD BUILD OUT

Pool, decking, outdoor kitchen, patio cover, turf, landscaping, lighting, pool house, fencing & more.

2

KITCHEN / FAMILY ROOM REMODEL

Granite countertops, upgraded appliances, backsplash, painted cabinets, fireplace upgrades, lighting, wrought iron stair rail.

3

BATHROOM UPGRADES

Complete remodel of master bath; updates to upstairs & half baths; upgraded finishes, fixtures & flooring.



TOTAL INVESTMENT
\$221,350+

*A Home That Has Been Thoughtfully Upgraded
So You Can Move In and Enjoy.*

