

10923 Hickory Tree Ct. | Houston, TX 77065

Seller's Improvement & Property Information Sheet

Property Highlights

- 5 Bedrooms
- 2.5 Bathrooms
- 3,386 Sq. Ft.
- Detached Garage
- Masonry Fireplace
- 8,419 Sq. Ft. Lot
- Built in 1991

Major Improvements & Updates

Mechanical & Systems

- Upstairs A/C replaced – 2019
- Downstairs A/C replaced – 2017
- A/C maintenance and inspection – 2023
- Furnace replaced – 2019
- Water Heater – 2013
- Drain from house to street cleaned – 2022
- Roof – 2010
- Roof inspection – 2019
- Sprinkler system inspection – 2026
- Gutter installation – 2022

Interior Improvements

- LVP flooring throughout – 2021
- Whole house interior paint – 2022
- Master bathroom remodel – 2019
- Upstairs bathroom remodel – 2026
- Half bath update – 2024
- Kitchen cabinets painted – 2023
- Kitchen backsplash installed – 2023
- Fireplace surround update – 2023
- Carpet replaced in four bedrooms – 2026
- Microwave installed – 2022

Exterior Improvements

- Whole house exterior paint – 2024
- Black driveway gate installed – 2020

- Fence replaced – 2018
- Landscaping improvements – 2026
- Garage door maintenance and inspection – 2012

Additional Property Information

Appliances

All appliances convey with the property except the refrigerator located in the kitchen.

Utility Information

- Electric (Abundance Electric):
 - Winter Average: Approximately \$70/month
 - Summer Average: Approximately \$350/month
- Water (Harris County MUD #222):
 - Approximately \$70–\$130/month

Service Providers

- Lawn Care:
 - Leonel Hernandez
 - Approximately \$25/week

Insurance Information

- Homeowners Insurance: Approximately \$4,436/year
- Flood Insurance: Approximately \$1,084/year

Information provided by the seller and deemed reliable but not guaranteed. Buyers should independently verify all information important to their purchase decision.