

602 PATCHESTER DRIVE

HOME HIGHLIGHTS & RECENT IMPROVEMENTS

Thoughtfully updated with durable exterior improvements, modern systems, flexible living spaces, smart-home features, and exceptional storage.

2026 IMPROVEMENTS

- New community pools
- New primary bedroom built-in closet
- LED lighting throughout the home
- Hallway full bathroom completely remodeled, including a timer-controlled Panasonic ventilation fan
- All bathroom vanities feature new doors and fresh paint
- Fresh new interior paint
- Brand-new tankless water heater

2025 IMPROVEMENT

- Automated driveway gate

2023 IMPROVEMENTS

- New Hardie board siding throughout
- New wall insulation throughout
- New fascia, soffits, and gutters around the entire home
- Completely rebuilt front stucco wall
- Fresh exterior paint
- New roof over the office and living area
- New office, living room with a high ceiling, and closet
- New whole-home water piping system
- Front plantation shutters

2022 IMPROVEMENT

- New underground kitchen drain line

2019 IMPROVEMENT

- Air-conditioning system and ductwork

ADDITIONAL FEATURES

- Newer fencing; the majority is less than two years old
- Double-pane windows throughout the home
- Permanent stone-coated metal roof
- Five-zone sprinkler system
- High ceilings in the family room; vaulted ceilings in the living room and primary bedroom
- Multiple built-ins in the family room and bedrooms
- Substantial storage with nine closets, plus an oversized pantry
- Wood and tile flooring throughout - no carpet
- Reverse-osmosis water filtration system
- Owned security system
- Multiple Ring doorbells, cameras, and floodlights
- Wi-Fi-controlled switches for exterior lighting
- Wi-Fi-controlled thermostat
- Wi-Fi-enabled fingerprint front-door lock



Property Information

602 Patchester, Houston, TX 77079

Below are questions and requested information that would be helpful for us to have before listing your home. Having this information ready will allow us to quickly answer questions that arise from potential buyers.

Property Address: 602 Patchester, Houston, TX 77079

Year Built: 1964

Builder/Architect Name: NA

Year Remodeled: 2022

Builder/Contractor Name: Cline Construction

of owners this home has had: NA

Is your spouse/partner on the deed: YES

What is the approximate age, recent updates and brands of the following:

Systems

A/C (and # of units)

6 (1), Trane

Heater/Furnace

6, Trane

Water Heater

0, Rheem

Electrical

3 to 13

Plumbing

3

Appliances

Oven(s)

13, GE

Stove

3, GE Induction

Dishwasher

3, GE

Refrigerator

Microwave

13, GE

Disposal

5

Ice Maker

Wine Refrigerator

Outdoor Grill

Other

Maintenance

Exterior Paint

3

Interior Paint

0

Carpet

Hardwoods

3 to 13

Tile

13

Other Flooring

Roof

Permanent

Other

Other

Pool Pump

Pool Lights

Spa / Hot Tub

Landscape Lighting



Property Information

602 Patchester, Houston, TX 77079

City Services:

Trash Pick-up Day Wed and Sat

Recycling Pick-up Day Wed and Sat

Yard Waste Pick-up Day Sat

Services Provided By: HOA

Homeowners Association Information

HOA Dues \$ 870 Annual / Quarterly / Monthly (circle one)

HOA Fee Includes: Trash pick up, neighborhood pools and parks, common area maintenance, bylaw enforcements
Full-Time Security Surveillance, Wilchester Club Access, Community Advocacy & Infrastructure

Name of HOA Management Company: Wilchester West Fund, Inc.

Contact Name: _____ Phone: _____ Email: <https://wilchesterwest.org/>

Average Monthly Utilities

Electricity:	Low \$ <u>102</u>	High \$ <u>220</u>
Gas:	Low \$ <u>28</u>	High \$ <u>180</u>
Water:	Low \$ <u>61</u>	High \$ <u>186</u>
Pool:	Low \$ _____	High \$ _____
Trash:	Low \$ _____	High \$ _____

Flooding

Has the home previously flooded Yes _____ No X

Do you carry flood insurance Yes _____ No X

What is your annual flood insurance premium _____

Please list any updates and upgrades made to your Home (include date):

See seperate file (email)

Additions & Remodels (include date and by whom):



Jul 27, 2026

PROPERTY INFO SHEET

2 pages

MPG - Property Info.pdf

2 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Gerri Anne Looney
galfinehomes@gmail.com
IP: 146.75.164.248
Domain: my.brokermint.com
Date: Jul 11, 2026 02:23 PM

Package ID:

8B367CB2B8BE216783FE8B1A9B980AB6

Time zone:

CDT (UTC-5)

Signers:



JL	Jian Liu Seller	jianliu999@yahoo.com IP: 8.29.231.34	Signed	Jul 27, 2026 02:04 PM id: 5c7b1b3367c9886d57641e492ed4d11e	
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HISTORY

Jul 27, 2026	01:38 PM	JL	Jian Liu	jianliu999@yahoo.com	IP: 8.29.231.34	Viewed
Jul 27, 2026	02:04 PM	JL	Jian Liu	jianliu999@yahoo.com	IP: 8.29.231.34	Signed
Jul 27, 2026	02:04 PM		Package has been fully signed and sealed			Completed



602 PATCHESTER DR .
HOUSTON, TX 77079-5909

Your last sign on was 07/27 at 01:51 pm.

Account Overview

Pay Bill

View/Cancel Payments

View Bills

Payment Methods

Usage History - **NEW!**

Billing Options

Plan Information

Protection Plans

Refer a Friend

Empower Hours Program

Profile

Move My Service

Payment Assistance

Date	Amount	
July 10, 2026	\$203.60	View Bill
June 10, 2026	\$108.37	View Bill
May 11, 2026	\$132.64	View Bill
April 10, 2026	\$140.80	View Bill
March 12, 2026	\$121.92	View Bill
February 10, 2026	\$119.71	View Bill
January 09, 2026	\$102.16	View Bill
December 08, 2025	\$130.26	View Bill
November 05, 2025	\$152.80	View Bill
October 07, 2025	\$220.18	View Bill
September 08, 2025	\$232.13	View Bill
August 07, 2025	\$189.05	View Bill

In which format are my current and previous bills?
All online bills are in Adobe Reader (PDF) format. To download a free version, please go to <http://get.adobe.com/reader/>.

Online Billing and Payment History

602 PATCHESTER DR

Service(s) at this location: 

Account Number
000009666462 - 8

Service Address
602 PATCHESTER DR
HOUSTON TX 77079-5909

Your online bills and payments for up to the past 24 months are shown here. To view a PDF of your bill you will need to have [Adobe Reader](#) installed.

Note: This report shows only your online bills and payments. [See your full account transaction history here.](#) To cancel a pending payment select 'Cancel'. Pending payments cannot be cancelled if your account is past due or it is scheduled for today.

Description	Date	Due Date	Amount	Status	PDF	Source	Cancel
Bill	Jul 09,2026	Jul 24,2026	\$41.16		PDF	Online	
Bill	Jun 09,2026	Jun 24,2026	\$41.39		PDF	Online	
Bill	May 08,2026	May 26,2026	\$39.87		PDF	Online	
Bill	Apr 09,2026	Apr 24,2026	\$45.49		PDF	Online	
Bill	Mar 11,2026	Mar 26,2026	\$44.40		PDF	Online	
Bill	Feb 10,2026	Feb 25,2026	\$180.31		PDF	Online	
Bill	Jan 09,2026	Jan 26,2026	\$54.84		PDF	Online	
Bill	Dec 09,2025	Dec 24,2025	\$45.49		PDF	Online	
Bill	Nov 06,2025	Nov 21,2025	\$38.07		PDF	Online	
Bill	Oct 08,2025	Oct 23,2025	\$38.06		PDF	Online	
Bill	Sep 09,2025	Sep 24,2025	\$36.97		PDF	Online	
Bill	Aug 08,2025	Aug 25,2025	\$39.10		PDF	Online	
Bill	Jul 10,2025	Jul 25,2025	\$30.51		PDF	Online	
Bill	Jun 09,2025	Jun 24,2025	\$36.56		PDF	Online	
Bill	May 08,2025	May 23,2025	\$29.21		PDF	Online	
Bill	Apr 08,2025	Apr 23,2025	\$33.37		PDF	Online	
Bill	Mar 10,2025	Mar 25,2025	\$102.60		PDF	Online	
Bill	Feb 07,2025	Feb 24,2025	\$189.43		PDF	Online	
Bill	Jan 09,2025	Jan 24,2025	\$38.47		PDF	Online	
Bill	Dec 09,2024	Dec 24,2024	\$34.79		PDF	Online	
Bill	Nov 05,2024	Nov 20,2024	\$30.47		PDF	Online	
Bill	Oct 04,2024	Oct 21,2024	\$32.12		PDF	Online	
Bill	Sep 05,2024	Sep 20,2024	\$32.04		PDF	Online	
Bill	Aug 06,2024	Aug 21,2024	\$32.04		PDF	Online	
Bill	Jul 08,2024	Jul 23,2024	\$28.90		PDF	Online	

[Go Back to My Account](#)

Transaction History

ADDRESS: 602 PATCHESTER DR HOUSTON TX 77079-5909

ACCT: 25463920167

SHOW ACTIVITY FOR:

Last 12 Months

from: 7/27/2026

to: 7/27/2026

Bill Number

SHOW

☒ Statements ☒ Payments

EXPORT

DATE	AMOUNT	PAYMENT METHOD	STATUS	DUE DATE	BILL NUMBER	PAYMENT CANCEL	PAYMENT MODIFY	TYPE
7/17/2026	\$158.59			8/7/2026	72485890			View/Print Bill
6/16/2026	\$158.59			7/7/2026	71972718			View/Print Bill
5/18/2026	\$186.33			6/8/2026	71466973			View/Print Bill
4/15/2026	\$153.42			5/6/2026	70913718			View/Print Bill
3/17/2026	\$149.68			4/7/2026	70410761			View/Print Bill
2/17/2026	\$61.48			3/10/2026	69860330			View/Print Bill
1/15/2026	\$104.14			2/5/2026	69355179			View/Print Bill
12/16/2025	\$149.68			1/6/2026	68849717			View/Print Bill
11/17/2025	\$149.68			12/8/2025	68297895			View/Print Bill
10/16/2025	\$126.91			11/6/2025	67799750			View/Print Bill