

4130 Woodfin Updates & Information*

Information About the Home

- 5 Bedrooms & 3 Full & 1 Half Bathrooms (Primary and secondary bedroom/flex room on first floor)
- 2 Stories
- Built in 2023 (Seller)
- 3,575 SqFt (per HCAD)
- 6,415 SqFt Lot (per HCAD)
- 2-Car Attached Garage
- Zone X (per <https://www.maapnext.org/>)
- 22' living room ceiling
- North/south facing home
- Beautiful natural light
- Tankless water heater
- Refrigerator, washer & dryer will convey with the home
- 2 HVAC systems: (2022) Trane: 4-ton system - services 1st and 2nd floors and (2022) Goodman: 2-ton system - services primary bedroom

Updates

- Fresh interior paint (2026)
- New carpet in 2nd floor bedrooms (2026)
- New landscaping (2026)
- New backyard deck (2025)
- Hunter Douglas Silhouette with Duolite motorized shades, which features a sheer/light-filtering layer and a room-darkening/blackout layer (on most downstairs windows and doors)
- Nest thermostats, cameras & doorbell (will convey with the home)

Additional Information About the Home

- HOA: Westwood Civic Club (713-661-1911)
- <http://westwoodcivicclub.com>
- Voluntary \$60 Annually
- **Exclusions:** None

***All information per seller**