

PROPERTY INFORMATION

13110 Tosca Ln., Houston, TX 77079

HOME HIGHLIGHTS

- 4,857 sq. ft. home
- Oversized 12,000 sq. ft. lot
- Pier-and-beam foundation
- Foam insulation
- Front, side & back porches
- 10-foot ceilings
- Oak floors throughout the first level
- Bonus loft in one of the upstairs bedrooms
- Oversized game room with wet bar
- Pool

PROPERTY DETAIL INFORMATION

Year Built	2008
Roof	2008
A/C Systems	Three A/C systems - 2008; regularly maintained
Evaporator Coil	One evaporator coil replaced in 2026
Outdoor Condenser #1	Carrier CA16NA030-A - 2.5-ton nominal capacity - R-410A - manufactured June 2020
Outdoor Condenser #2	Carrier CA16NA036-C - 3-ton nominal capacity - R-410A - manufactured April 2020
Outdoor Condenser #3	Daikin GLXS4BA3610AB - 3-ton nominal capacity - R-32 - 2026
Furnaces	Three furnaces - 2008; regularly maintained
Tankless Water Heaters	Two Navien NPE-180S natural-gas tankless units - 150,000 BTU/hr max input each - 2021
Whole-Home Water Filtration	2023
Pool Filter	Pentair Clean & Clear Plus CCP420 - 420 sq. ft. cartridge filter - dated October 16, 2024
Pool Pump #1	Pentair variable-speed pump - 1.64 HHP / 2.6 THP - 450-3,450 RPM
Pool Pump #2	A.O. Smith / Century pool & spa pump motor - 3/4 HP - 3,450 RPM
Whole-Home Generator	35 kW GE generator - approximately 2016
HOA	Gaywood Civic Club - \$690 annually
Garbage & Recycling	Wednesday - garbage & recycling; Saturday - garbage only
Flood History	Seller states the home has never flooded

ZONED SCHOOLS

Rummel Creek Elementary | Memorial Middle School | Stratford High School

NEIGHBORHOOD SERVICES

Home Filtration	Services are provided by Gaywood Civic Club. Information provided by Seller and believed to be accurate but should be independently verified by Buyer.
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