OLDE OAKS ▫CUSTOM KICKERILLO HOME

A Home That Has Been Cared For

Documented improvements and maintenance, 1996–2025 ▫3,066 SF ▫3 BR + Study ▫3.5 BA ▫Pool & Spa

$170K+	2017	24 kW	2025
in documented improvements	whole house re-piped	whole-home generator (2024)	roof & exterior storm repairs

Has never flooded, including Harvey and Ike

FOUNDATION & STRUCTURE

1996	Foundation repair 34 cable locks and 4 piers	$13,390
1996	Office added	—
2011	Foundation rechecked No adjustment needed; OK to transfer	$200

PLUMBING, HVAC & POWER

2012	3-ton Trane gas furnace	$6,050
2017	50-gal Rheem water heater	$1,200
2017	Re-piped house (PEX)	$16,345
2017	New central vacuum	$1,725
2019	Whole-house water filter	$612
2021	New Trane XR A/C (downstairs)	—
2024	Whole-house 24 kW generator	$18,042
2024	Gas line replaced, house meter to pool Plus meter valves replaced ($360)	$9,780
2025	A/C ducts and electrical Duct repair/replacement, electrical check, 2 filters, circuits replaced	$2,635

LANDSCAPING & GROUNDS

2024	Two trees removed after Hurricane Beryl	$500
2025	Landscaping, front and back	$8,500
2025	Rock border, back flower bed	$365
2025	Fresh mulch, flower beds	$450

ROOF & EXTERIOR

2008	Gutter Max leaf-guard gutters	—
2017	New roof	—
2020	New fence	—
2025	Storm repair (front of house) Framing, insulation, roof, front elevation, gutters, exterior prime & paint, mortar repair, tree removal	$46,689
2025	New gate batteries	$275

POOL & OUTDOOR LIVING

2019	New pool heater	—
2020	Pool replastered	$4,520
2024	Yard sprinkler system replaced	$960
2025	New pool pump and valves	$3,300
2025	New Polaris pool cleaner	$698
2025	New skimmer and filter grids	$429
2025	New outdoor fan	$349

INTERIOR & PRIMARY SUITE

2024	Primary bath custom shower Wheelchair accessible	$17,261
2024	Avallon wine cooler	$1,619
2025	Primary bath window replaced	$1,180
2025	Interior paint	$13,171
2025	New family room fan	$578
2025	New attic ladder	$1,077
2025	Garage work table modified	$536

Information compiled from the owner's records. Dashes indicate no cost on record. Buyers should verify all details and consult inspectors as desired.