

HOME IMPROVEMENTS & UPDATES

10814 Overbrook Lane | Houston, Texas 77042

2026

- Kitchen cabinets repainted; soft-close hinges added
- Tile throughout the living space regROUTED
- Entry upgraded with outdoor tile; front door refinished
- HVAC system replaced by Ashford Air
- Irrigation system expanded

2025

- New garage door opener installed
- Hall bathroom updated with added storage and a new doorway to create a private en suite bath

2023

- Roof replaced by Houston Strong Roofing Company; transferable warranty

2021

- Water heater replaced

2020

- An approximately 11 ft. x 14 ft. addition was made to the northwest corner of the home to extend the breakfast area, add storage, relocate and expand the laundry room, and add a powder room. Custom cabinetry was added to match the existing cabinetry, solar tubes were installed to improve natural light, and a new exterior door was added to the driveway.

2018

- Whole-house repipe completed by Repipe Company

2015

- Primary bathroom remodeled for aging in place with custom cabinetry and a low-step shower with bench; configured to accommodate a walker

- Backyard regraded and drainage improvements completed
- Driveway replaced and widened
- Front-door platform enlarged
- Kitchen and living areas extensively remodeled: kitchen opened to the living room with a wide walkway and new peninsula; new tile, custom-built cabinetry, and quartz countertops added
- Doorway between the entry and living room widened; crown moulding added throughout the home
- Windows upgraded to Energy Star double-pane windows; den floor-to-ceiling fixed windows replaced with an operable window
- Hall bathroom remodeled with raised counter height, new tile, and raised ceiling
- Hardie Plank installed at the front-door area and rear of the house/garage

HOME FEATURES AT A GLANCE

Major systems and included appliances

MAJOR SYSTEMS

- 2026 - HVAC system (Ashford Air)
- 2025 - LiftMaster Wi-Fi garage door opener
- 2023 - Roof replaced (Houston Strong Roofing Company)
- 2021 - Water heater replaced
- 2018 - Whole-house repipe (Repipe Company)
- Irrigation system

APPLIANCES

- Bosch dishwasher (2021)
- GE oven (2015)
- KitchenAid gas cooktop (2009)
- Refrigerator
- Washer and dryer

Information provided per sellers.