

FYI to Buyers

Address:1718 Diamo	ond Brook			
Schools: Elementary: I	Northpoint Jun	ior high: Cle	ear Lake Intermediate	
High School: Clear Brook H	HS .			
Neighborhood Amenities: Park, pool, basketball court, playground and tennis court				
Flooring material: wood, t	ile, carpet upsta	airs		
Countertop material: granite				
Cabinet type: wood paint	ed white			
Please Provide the Age for	the following:			
Oven:5	Dishwasher:	_5	Roof:9	
A/C:_?/ compressor 5yr	_# of units:1	I	Heater:?# of units1	
Stove:5	Water Heate	:r:?		
Dryer: electric and gas	Stove: Gas		Oven: Gas	
New door knob, light sw	itches, accent t	tile surround	installed, new light fixtures, can lights d, and new bath tub upstairs, replaced , painted stairway banister	
Attic fans: Energy Saving Fea	atures: Attic vents: yes	insulated wi	indows: no programmable thermostat: yes	
Are there any existing warra	nties: No			
Have their been any insuran	ce claims? NO			
Is there an existing survey?	YES			



10. Great Neighbors, quiet neighborhood

Utility Cost Electric: Average summer \$250 Winter \$100 Winter \$60 **Gas: Average summer \$30** Water: Average summer \$30 Winter \$30 Taxes \$ 9127.55 Current owner has Homestead and VA disabled exemptions HOA dues \$660 Are there any Exclusions? If so please list What are the top things that buyers should know about your home? 1.Fruit trees in back 2. Covered back patio 3. large back yard with basketball patio area, play area or seating area 4. close to park area, pool, tennis courts 5.study area upstairs or library noon 6. can watch air show from back yard. close to ellington field 7. close proximinity to fairmont shopping area and baybrook and Nasa 8.close to I45 easy access to Houston and Galveston 9. Partial new fencing