

BUYERS WANT TO KNOW

Why did you buy this house?

Large, cul de sac lot, open floor plan, family community w/ access to BW8, I10 & 290

List any custom, one of a kind features in this house:

What have you replaced, updated, added to this house and when? Have you ever done foundation work? No foundation work

All new/updated light fixtures & blinds, new carpet, new fence, new landscaping, (2018) (2017)

Is there anything interesting about the history of this house?

What do friends comment on or mention when they see this house?

Nice open floor plan, large bedrooms, family sized yard

What energy saving features does this house have? Have you installed anything new?

What is your favorite part about living in this neighborhood or area?

Wonderful community pool, park & splashpad, friendly neighbors, easy access to major highways

What features do you think a perspective buyer would be interested in?

Large kitchen w/ storage, covered back patio, large lot

Have you performed any recent maintenance? Do you have receipts?

New carpet Feb 2018, 1 year old fence

Do you have photos of your home through the years or while it was under construction? Who was your builder?

Ashton Woods

Any warranties left on anything in the house?

Do you have a great neighborhood? Any info on community events (block parties, swim team, clubs, etc)

Friendly neighbors / active community: people out walking dogs / strollers, playing at park & pool/splashpad

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Address 12801 Pheasant Lake Court Community Eldridge Park
Houston, TX 77041

How old is the:

AC Evap. '18, Furnace '14, Compressor? Heater 2014
Dishwasher 12/28/16 Stove —
Oven — Water Heater —
Carpet New - 2/18 Other Flooring —
Paint (exterior) 2018 Paint (Interior) ~~2018~~ 2018 / 2019
Fence 1 year - Feb 2017 Pool and equipment —
Windows — Roof 2008 - 10 years
Other —

Mailbox Location Top of street Number #2

Exclusions —

Utility Info*

Electric Provider Champion High — Low — Average —
Gas Provider Centerpoint High — Low — Average —
Water Provider Harris County Bayou High — Low — Average —

*If you have 12 months of info or copies of bills please provide that info

