

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS: **10431 Lavender Landing Lane**

1. Why did you decide to buy this home for yourself?

We like the location of the property, the convenience it has to the heart of the community Lakehouse, pools, marina and the Towne Lake Boardwalk is very enjoyable. We are able to safely walk or ride the golf cart to those places, we keep our pontoon boat in the marina at the Lakehouse and can enjoy spontaneous sunset cruises on the lake. Other than the boating, there are amenities in the community that we enjoy such as swimming, dining, live entertainment, and social activities coordinated by the HOA. We know and trust the developer of the Towne Lake development, we appreciate the good builders, the strong deed restrictions, the community involvement, and last but not least, our one of a kind neighbors.

2. What do you think are the best features of your home?

We enjoy the massive feel of the home every time we walk in. The high ceilings, the openness of the downstairs feels like we live in a beautiful ranch style home on a lake, with high ceilings, beautiful arches, warm colors, hill country stone, wood, and a lot of natural light. The walk from the front door to the kitchen is spectacular and seems to go on and on, right into the lake out back. The home can handle a very large crowd downstairs while at the same time, the huge media room with its convenient bar upstairs can also handle several kids or adults. The outdoor space of this home is unique in that there's always a time of day when being outdoors is comfortable. The back is facing the west where mornings, late evenings, as well as the night time is a place of serenity and beauty with tranquil wildlife watching included. The Courtyard is the place to be when the sun gets to be too much in backyard, it's shaded and breezy most of the afternoon and throughout the night, especially in the hot tub.

3. Tell me what you like best about your neighborhood?

Other than the convenient location of our Creekside section, it has very friendly neighbors that communicate via our section's own Facebook page. We all look out for each other and share reports of anything happening out of the ordinary, good or bad. If we want to find out the best place to go eat or get a home repair referral in the area we have a good resource right there. It's nice to be connected to like minded neighbors that all genuinely care about their homes and property values like we do.

4. What are your favorite places for recreation, shopping and eating nearby?

Other than the boating lake as our favorite recreation....There are many local places to eat out and our home is unique in that we can get on the golf cart and in 5 minutes be at the Towne Lake Boardwalk, as we have done many times with our neighbors. There are many food choices at or near the Boardwalk such as Mexican, Italian, American, Japanese, Chinese and Cajun. Shopping is all around, we frequent the many stores that are only a few miles away near Hwy 290 near Fry Road. There are even some mom and pop clothing stores that are great for gift buying near 290 at Barker Cypress as well as a couple at the TL Boardwalk. Blackhorse golf course is nearby. The Towne Lake HOA Fitness center, Tennis courts, Lap pool and Sand volleyball courts are within walking distance from the house. There are miles and miles of jogging trails that are connected to the trail behind the house.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	282	139
Average Gas Bill	22	108
Average Water Bill	143	62

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2014	2014
Furnace	2014	2014
Water Heater	2014	2019
Dishwasher	2014	
Garbage Disposal	2014	
Pool	n/a	
Pool Pumps	n/a	

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Window treatments: Shutters, Shades & blinds	2014
Upstairs bar refrigerator	2014
Water softener and Reverse osmosis drinking water system	2014
Ceiling Fans: added in Sunroom, Downstairs Guest room & Study	2015
Inside ceiling & Courtyard speakers, controllers & 8-channel stereo amp	2015
A/C Compressor replaced on downstairs unit	2016
Hot tub wiring in Courtyard	2017
Arlo camera system and Smart wifi water sprinkler controller	2017
Decorative iron in front, Landscape stones front and back yard	2018
Garage storage shelving, Upgraded ceiling fan on patio	2018

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

Weber gas grill (for sale)
Sonos audio system (for sale)
Non-mounted speakers in upstairs media room (1-sub spkr, 4-spkr on floor)
Master Spa Hot tub (for sale)