

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS: 17703 Forest Park Lane

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

We wanted a home in a great school district that had plenty of space for our family. We loved the flexibility of the layout of this house, especially the bathrooms. The pool was a bonus.

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

High ceilings and floor to ceiling windows give the house great natural light. The floorplan is very flexible, and we use half of the upstairs as a guest suite. The master bathroom is our favorite because it is luxurious yet practical.

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

The new pool at the clubhouse is going to be super! MNW has a good mix of ages. We have enjoyed living among young families, as well as oldtimers. Our particular street has always been really quiet and well-kept.

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

We love being close to Meyer and Collins Parks. There is a hidden gem of a bike trail that runs along Cypress Creek. One entry point is in Collins Park. Our fav shopping and eating places are in the Vintage area. Plus Mellow Mushroom Pizza!

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$285	\$125
Average Gas Bill	\$25	\$76
Average Water Bill	\$70	\$35

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2007	2004
Furnace	2007	2000
Water Heater	2014	
Dishwasher	2019	
Garbage Disposal	2009	
Pool	pre-1999	
Pool Pumps	2016	2009

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

UPGRADES / UPDATES	YEAR COMPLETED
Vinyl Plank Flooring	2019
Kitchen backsplash	2019
Pool Heater	2011
Spraycoat Pool deck	2011
Remodeled all upstairs bathrooms	2012
Remodeled master bathroom	2007

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:

Refrigerator