

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

17602 Sulphur Stream Ct. Houston, TX 77095

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

It is in a convenient location, near freeways, Grocery and shopping centers. The Cypress School District is highly rated. It is close to the schools, colleges, hospitals, parks and playgrounds. The house is located in a huge cul-de-sac and has a lake front view and access. It has low property tax rates and HOA fee in a master-planned community. The neighborhood's low crime statistic. It is not in a flood zone.

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

It is located in a huge cul-de-sac with lake view and access. It has large backyard and covered patio for outdoor entertaining of friends and guests. It's all brick veneer and the layout of the house is cozy and comfortable.

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

The neighbors are friendly and caring of one another. It is safe and very quiet.

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

The lake behind the house has a two mile paved track around it and a favorite exercise track for the residents. The community's golf club, club house, three pools, tennis courts are great places for exercise and recreation. Convenient shopping at many strip malls and grocery outlets. Houston Premium Outlets are our favorites. The Townlake Boardwalk is walking distance and has great food and entertainment.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	150.00	80.00
Average Gas Bill	30.00	25.00
Average Water Bill	80.00	60.00

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	12 years	9 years
Furnace	12 years	9 years
Water Heater	12 years	
Dishwasher	12 years	
Garbage Disposal	1.5 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Glass Block in MasterBath	2015
Kitchen Countertop	2018
Laminate Floors	2016
Oak Stairs	2019
Entire Roof Replaced	2013
Extended Patio and Gazebo in Backyard	2016
Storm doors at front and back doors	2017

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: