27911 Hollyfare Dr.

Why this home is special:

This beautiful home has a hard to find versatile 1 ½ story floorplan, all the benefits of a one story, plus an independent flexible upstairs suite.

The covered back patio with outdoor kitchen and fire pit is perfect for outdoor entertaining or for simply relaxing with a cup of coffee in the morning or a glass of wine in the evening.

The open kitchen is perfectly situated to the den and is perfect for hosting a large group on game day!

This property is walking distance to Elementary, Middle and High school in the award winning Katy school district.

Close to restaurants and shopping.

Quiet street with little thru traffic.

Recent additional upgrades: Bathroom, French doors, light trail, covered pergolas, 4 new exterior light fixtures with dusk and dawn sensors, new front lawn, 6 pear trees in backyard.

TRICIA TURNER PROPERTIES

Homework

My Home's Upgrades

When pricing your home, I want to take into account the investment you've made in improving your property. Please list all of the upgrades you did, as well the approximate amount you spent (or the approximate value of the upgrade). Of course we won't keep this information all to ourselves! We will share it with prospective buyers so that they can understand our pricing strategy. © Thanks!

Property Address:	Upgrades made to the exterior of the home:	
27911 Hollyfave DV-KATY TX	<u>Upgrade</u>	Approx Cost/Value
Upgrades made to the interior of the home:	- Cover the perapola	s \$ 200 =
Upgrade Approx Cost/Value	- New light fixture	/
- Open to bath \$ 1,200.=	in front (4) piece	
- French doors-boths 800.=	(their tim on & off	
MANNE \$	with dusk & da	un)
- Lightrail (spots \$ 150,=		\$
on funtarimenes)		\$
\$\$	Yard and Landscaping U	pgrades:
\$\$	<u>Upgrade</u>	Approx Cost/Value
<u> </u>	- New grass in from	L\$ 1,200 =
<u>\$</u>	- Pear trees back	
\$	(6)(1)	\$ \$600.=
<u> </u>		\$
<u> </u>		\$
<u> </u>	Additional Buildings: (shop/shed, guest house):	
\$	<u>Upgrade</u>	Approx Cost/Value
	-	_ \$
\$	Landa and Allanda Alla	\$
\$	Approx total of All Upgrades:	
\$		\$4,650,=



Why My Home is Special

We're sure you have enjoyed living in your home and have been pleased with its many features. We want to make sure we tell prospective buyers about all the special features of your home. Please fill in the items below so I can target our marketing efforts to those prospects most likely to buy your home.

Home features that we have really enjoyed:

1. THE VERSITILITY OF A 1 1/2 STORY HOME, VERY INDEPENDENT AREA UPSTAIRS 2. BACK PATIO 8 FIRE PIT FOR MANY GATERINGS & FAMILY TIME

3. THE OPEN KITCHEN CONCEPT ALLOW US TO HAVE MANY PEOPLE WATCHING A GAME COMPORTABLY IN SOCIAL DIZED.

The type of person I think would love my home the most is:

Someone that enjoys being outside for social or family time

... because of these features:

THE CONFESSION BACK PATTO & FIRE PIT, FEVEN JUST TO HOWE A CUP OF WINE

How would you describe your home to a buyer?

HARD TO FIND COMPANENT I VA STORY HOME, WITH ALL THE BENIEFITS OF ONE STORY WITH A PLUS OF AN INDEPENDENT ENDLESS USIES FULL UPSTAIDS AREA. THE OUTSIDE SOLIAL AREA ITS AMAIZING TOO

What are the features you like most about your neighborhood/area:

- WALKING DISTONCE EXEMPLORY RLEMENTARY, MIDDLE & HS.
- WALVING DIST, PARILS & CONVENIENT STORE.
- QUIET NOT THOUSE TEAFFIC START.

Thanks so much, this info will help us get your home SOLD!