

PER SELLERS:

Pg. 182

Detailed House notes

Since we bought in 2006, we added-

- large year round sunroom, fully enclosed with 3 sliders and screen doors, as well as the backyard paver stones (\$30K)
- underground sprinkler system
- landscaping
- window coverings
- fireplace log set
- alarm system (ADT) of door and window sensors and glass breakers
- removed carpet and replaced with tile in living and dining rooms a few years ago (last we checked it was still sold at Lowes),
- 2 out of 3 of the backyard black fences have been replaced with higher quality fencing, the last short one can be done in conjunction split cost with neighbor eventually
- water heater (Reem) is just barely 3 years old
- a/c unit dampers replaced a couple years ago
- kitchen faucet, microwave and dishwasher have all been replaced within the last several years.
- refrigerator, stove, laundry units all original (note: fridge auto ice dispenser doesn't work so just use an ice tray). Fridge and kitchen sink and/or faucet both have options for filtration.
- house came built with the options for pest control injected in the walls through an exterior port (we did not use this option as no pest problems.)
- House has hurricane shutters for most windows
- washer and dryer are original we installed. They still work. The dryer light does not go on and spin does not stop when door is open, but still heats fine.
- House has never flooded nor has there been any damage from any storm or the hurricanes, including Ike and Harvey. Last we knew this is a voluntary flood insurance zone.
- House has been a very good house with little issue, just regular maintenance.
- house nor sunroom has ever been smoked in.
- Upstairs rarely used, had regular basic maintenance to keep everything in good working order.
- We bought the house new from builder and are original owners. We did not have kids so has been adult kept with minimal wear and no damage.
- the outside water spicket on east side of house is not currently operational (not necessary anyway as have sprinkler system and a functional spicket on west side of house)
- updated painting has been done through much of the interior in the past few months
- all carpets were recently steam cleaned
- front yard just mulched
- Resealed the sunroom floor recently.
- pressure washed the entire wooden fence, driveway, landscaping rocks and sidewalk and sides of house this year.

Pg. 1 of 2

- meticulous house maintainers and ensured the house stayed in very good condition.
- front yard view has an awesome front porch. No front yard view of an across the street neighbor and sunsets are gorgeous straight over cul de sac much of the year. Powerlines never bothered us.
- Walking/biking trail access is directly across the street from our house. Trail is quite long and enjoyable
- The backyard is the highlight, it is extremely relaxing and tranquil, there is a view of the fountain, and the pond/lake. The next door neighbors maintain very tidy and lovely yards as well. No backyard neighbors. Our yard I believe is a little bigger than neighbors and there probably would still be enough room if someone wanted to add a pool. We have added palms, knockout rose bushes, crape myrtles, and Meyer lemon shrubs which have all been easily maintained.
- Builder did tell us was charging a premium for the lots that backed up to the pond versus houses that did not (not counting golf course ones).
- close to good schools and I-45 and the golf course.
- It has been a very safe neighborhood as long as we have been here.
- Upstairs view looking through crescent window into backyard is beautiful and on a sunny day it is gorgeous and think is a key thing to point out to buyers on a sunny day.
- *-We paid off our PID which was about \$13K-\$14,000. Most of our neighbors still have not paid theirs off yet so buyer will not have that extra cost.
- have regularly protested to keep taxes as low as possible
- quilt rack in an upstairs bedroom will be coming with me when move
- have curtains and tension rods for the sunroom and will leave behind for new owner (in summer is very helpful to put up)