

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

22407 Pine Tree Dr., Tomball, TX 77377

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

Needed a large home for our family and in-laws.

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

It has a guest room with a full bath on the main floor that can double as a mother-in-law suite. Great for grand parents to avoid climbing stairs. The access to the laundry room from one of the two master closets is the absolute best. Lastly, the sunsets are incredible since the house has a backyard the backs into a pasture. We considered adding a pool to enhance the outdoor space before a work move took us away.

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

It is a quiet neighborhood allowing for kids to ride bikes and play in safety. Friendly neighbors.

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

The center of Tomball is just a short drive away with dining, shopping, food trucks, music venues, etc. Access to 99 takes you anywhere else you might want to go. Easy to get to the Woodlands, Cypress, Houston, etc.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	150	100
Average Gas Bill	40	100
Average Water Bill	65	45

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	5	5
Furnace	5	5
Water Heater	5	5
Dishwasher	3	
Garbage Disposal	5	
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
We replaced the builder-grade dishwasher with a new quieter model	2017
Replaced the carpet in the downstairs living areas to vinyl plank	2019

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: