

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

15051 Cathedral Falls Drive, Cypress, TX 77429

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

We wanted to build a custom home for our daughter to grow up in, as well as my wife's aging parents.

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

Lot and exterior is amazing. The house is extremely live-able and able to accommodate large parties as well. The outdoor kitchen is also a very nice feature and area to entertain or just hand out as a family. There are two AC units for comfort in the Texas heat and makes it usable year round.

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

Extremely private and quiet. It is a remarkable collection of neighbors...surprising who lives there.

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

The Vintage has multiple restaurants and shopping opportunities. Easy access to 249/290/Grand Parkway puts you anywhere in the Northwest/City Center/The Woodlands all within 30 minutes.

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	500	200
Average Gas Bill	50	150
Average Water Bill	300	150

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	6	6
Furnace		
Water Heater	6	6
Dishwasher	6	
Garbage Disposal	6	
Pool	6	
Pool Pumps	1	3

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

UPGRADES / UPDATES	YEAR COMPLETED
Fence repair	2019
Exterior painted	2020

## 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:

Existing furniture is planned to be moved out but is optional depending on price. All TV's are staying and all appliances are staying.