

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

7419 Parkcross Place, Cypress, TX 77433

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

Growing family. Great layout. Active community. Easy access to I-10, US 290, and Grand Parkway. Berry Center, Town Lake Boardwalk, Lonestar College Cy-Fair.

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

Open floor plan, nice size lot, no back neighbors, North/South orientation, cul-de-sac.

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

Community events, updated pool, newer splash pad, updated park playground equipment.

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

Community park, Richard & Meg Weekly Community Center, Deputy Darren Goforth Park, Lone-Star College Cy Fair library, local eateries close by.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	130.00	55.00
Average Gas Bill	25.00	45.00
Average Water Bill	110.00	65.00

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	Less than 1 year	
Furnace	Less than 1 year	
Water Heater	Replaced 2015	
Dishwasher	Replaced 2018	
Garbage Disposal	Replaced 2016	
Pool	NA	
Pool Pumps	NA	

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

UPGRADES / UPDATES	YEAR COMPLETED
New Roof - 10 year transferable warranty	2016
New Laminate and Carpet	2019
New AC/Furnace	2019
14x8 Storage Shed on concrete slab	2016
Replaced garage entry door	2016
Replaced back door and added a glass storm door	2016
Patio cover	2016
Gutters front and rear	2016

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:

Sellers will remove all curtains/mounting hardware, washer & dryer, deep freezer. Refrigerator stays with the new owners. Mounted flat screen TV in the MASTER BEDROOM stays with new owners.