

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

19614 Winston Hill Drive, Cypress, TX 77433

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

I decided to buy this home because it was a cozy one story affordable home with a unique layout. The fireplace sits in the middle of the home which gives you a warm feeling. I like the fact that the master bedroom was in the front of the home while the other 2 bedrooms were in the back of the home.

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

I think the best feature of the home is the fireplace and the oval tub in the master bedroom.

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

What I like best about my neighborhood is that no one bothered me. It was nice and quiet and crime free. Not once did I have any issue with theft of property, break ins, etc. I could leave my garage door open all night without fear of anything coming up missing.

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

My favorite place for shopping Copperfield off of FM 529 and Hwy 6th. It's very convenient and not too far to drive. You have all some affordable stores such as Target, Marshall's, Bestbuy just to name a few. I didn't eat out much but I did have food delivered. The area is very convenient for DoorDash, UberEats, etc. For recreation, I would sometime go to the Star Cinema and catch a movie which is really close.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$250	\$80
Average Gas Bill	\$25	\$55
Average Water Bill	\$60	\$60

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	8 years	
Furnace	17 years	
Water Heater	17 years	
Dishwasher	17 years	
Garbage Disposal	6 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Painting of all rooms, pantry, and some closets, inside of doors, garage, trimmings	2020
New carpet in livingroom, all 3 bedrooms, closets	2020
New back door and frame installed	2020
New kitchen sink installation	2020
Power wash exterior of home	2020
Painting of sink cabinet in master bedroom	2020
New Bigger AC Unit	2013
New roof installed	2008

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: