

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

23 East Stony Bridge Circle, Spring, TX 77381

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

I decided to buy this home because it was within 10 minutes of work, church, and an Heb grocery store. I also like the curb appeal with all of the nice trees and landscaping. 10/10 schools too. Love the woodlands trails and privacy.

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

Updated interiors with gas alliances, crown molding, a large lot, and nice landscaping. The open concept connects the living room, dining, and kitchen. Large trees give privacy and a classic woodlands look.

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

I love how I am surrounded by 200+ miles of trails and parks. Community swimming pools, basketball courts, soccer and volleyball fields are just a 10 minute walk away.

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

Shawdowbend Park is amazing for kids. Trader Joe's and Heb are 5 minutes away. The woodlands mall and waterway have amazing restaurants, bars, and shops.

Useful Property Information

5. What are your average utility bills?

| | SUMMER | WINTER |
|-----------------------|--------|--------|
| Average Electric Bill | 200 | 100 |
| Average Gas Bill | 20 | 20 |
| Average Water Bill | 25 | 25 |

6. How old are the the following items?

| | UNIT 1 | UNIT 2 |
|------------------|----------|--------|
| Air Conditioning | 10 years | |
| Furnace | 10 years | |
| Water Heater | 5 years | |
| Dishwasher | 2 years | |
| Garbage Disposal | 2 years | |
| Pool | | |
| Pool Pumps | | |

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

| UPGRADES / UPDATES | YEAR COMPLETED |
|---|----------------|
| Painted most interior and exterior surfaces | 2019 |
| Replaced all doorknobs | 2020 |
| Refinished kitchen island | 2019 |
| Replaced all ceiling fans | 2019 |
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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: