



## Interview with the Sellers

**Property Address: 2223 Megellan Point Ln**

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

We wanted to be in shadow creek ranch due to location and amenities. We looked at lots of houses and put in several offers w/out success. We were almost out of time. Nathan made one last trip down and saw this house. He really liked it so we made a full price offer and bought it (sight unseen for me).

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

I love that it is all brick w/ no siding. I think the stone accent in the front makes it look higher-end. The lay out on the inside is open and arranged in a way to maximize the square footage. I love the high ceilings. They make the house feel bigger. The white cabinets in the kitchen make the space feel light & modern and the tile backsplash & around the fireplace make it feel custom.

3. Share with me what you like most about your neighborhood.

Straight shot to the med center. Lots of amenities (4 pools), green space, bike trails, & water features. Mature trees. ~~the~~ SDR is divided into many small subdivisions. Our (Lakeside meadows) is small. Just a circle w/ 4 culdesacs coming off it, so there is very little traffic. There is only one entrance/exit, so only people w/ live here drive our street. The kids can play safe outside.

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

Pearland Towncenter is close by. HEB and Kroger are on this side of 288. Plenty of good restaurants on this side of town.



SDR

**THE SONS & DAUGHTERS TEAM**  
RE/MAX Exclusive

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### Useful Property Information:

	Summer	Winter
Average Electric Bill	300	100
Average Gas Bill	20	100
Average Water Bill	100	100

### How Old Is:

	Unit 1	Unit 2
Air Conditioner	14 yrs	
Water Heater	14 yrs	
Dishwasher	14 yrs	
Garbage Disposal	14 yrs	

Upgrades:	Year Completed:
bedroom carpet	2017
paint (all walls except bathrooms)	2017-2019
bathroom fixtures & lights	2017
kitchen cabinet paint & hardware	2018
kitchen tile backsplash	2018
fireplace tile	2018
kitchen pendant lights	2018
playroom ceiling fan/light	2017

Are there any exclusions, or items you are not including, with the sale of the property?

YES or NO

\*If "yes", please list them: \_\_\_\_\_

Included when selling a home: Any equipment and appliances, valences, screens, shutters, awning, 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 and 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 the seller and attached to the above described real property. Any window air conditioning equipment units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pools, swimming pool equipment and maintenance accessories, artificial fireplace logs, and control for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

