

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

11930 Elizabeth Court, Pinehurst, TX 77362

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

We decided to buy the home because it is the perfect space for a family. It's family friendly with plenty of room to roam and play, while also having spaces for quiet and relaxation.

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

The bedrooms are spacious, the open kitchen is the perfect layout for being able to "participate" in anything going on in the living room. The front of the house gets beautiful light. The updated floors are low maintenance and very durable.

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

Our neighborhood is very friendly. Our HOA has become very active in coordinating special events for the neighbors like a Santa Meet and Greet, as well as a yearly Easter Egg Hunt!

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

You can't go wrong with Downtown Tomball, which is only 5 minutes away! Fire Ant Brewery, Turquoise Door, Ciscos Salsa Company and Tejas Barbeque are our go-to places that are wonderful and close!

## Useful Property Information

### 5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	220	55
Average Gas Bill	45	95
Average Water Bill	130	100

### 6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	3 years	
Furnace		
Water Heater	2 years	
Dishwasher	>1 year	
Garbage Disposal	1 year	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
New Roof	2018
New Water Heater	2018
New Refrigerator	2019
New Dishwasher	2020
Upgraded Electrical Wiring	2018
Fresh paint in 3 bedrooms, master bathroom	2019
Added automatic garage door system	2018

## 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: