

Property Address: 9663 Pagewood Ln

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

Fully renovated interior coupled with large backyard with large, mature trees that offer pleasant shades during sweltering Houston summer. Great location and accessibility, with 12-minute commute to downtown. Lots of shopping & dining amenities around. Open floor plan in living/kitchen/dining area makes the home feel bigger than square footage suggests.

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

Large, south-facing windows in kitchen & dining room let in a lot of natural light and offer a nice view of the meticulously maintained lawn and large, mature trees. You'll harvest lemons from the tree that my father planted! Energy-efficient, comfortable home.

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

Great location that is just minutes from great dining and shopping areas in Memorial City, International District on Bellaire, and Westchase District. Easy access to major highways makes commute easier as it offers many options. Well-established neighborhood makes me feel safe and known amongst neighbors.

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

Arthur Storey Park is a great spot for walks. ^{authentic} Too many good restaurants on Bellaire that offer Chinese, Korean, Vietnamese, Thai, Indian, and other Asian cuisine. The shops & restaurants at the City Centre are fantastic. Some of the best crepes I've had were from Sweet Paris @ City Centre.



SDR

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

Interview with the Sellers

15-18%
below
TX average

Useful Property Information:

	Summer	Winter	Overall
Average Electric Bill	\$ 125.84	\$ 91.07	\$ 107.24
Average Gas Bill	\$ 24.33	\$ 33.59	\$ 29.29
Average Water Bill	\$ 42.19	\$ 26.43	\$ 29.63

How Old Is:

	Unit 1	Unit 2
Air Conditioner	2017	
Water Heater	2016	
Dishwasher	2016	
Garbage Disposal	2016	

4%
below avg.
12%
below avg.

Upgrades:

Year Completed:

See attached sheet

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

YES or NO.

*If "yes", please list them: Fridge in garage; freezer in dining room

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.



9663 Pagewood Lane

Replacements, Upgrades, and Updates

2020

- Pressure washed all concrete surfaces and exterior of home
- Upgraded electrical system to add additional line/breaker to increase stability
- Added surge protector for the main electrical system
- Added surge protector for AC system

2019

- Pressure washed all fencing
- Installed cable drop in living room

2018

- Installed dryer vent line through attic

2017

- Installed high-end Carrier two-stage AC system with dehumidifier and additional air cleaner unit (regular maintenance every six months since installation; runs like new)
- Installed rain gutter with gutter guard cover
- Blown-in insulation to R-38 level
- Installed LED lights throughout

2016

Exterior

- Upgraded sewer main by replacing cast iron pipe with PVC pipe, and added three clean-outs
- Replaced roof and new roof eave and paint
- New fencing on two sides

Interior

- New double-pane vinyl Insulated energy-efficient windows throughout
- All new recessed light fixtures throughout
- New Hand scraped laminated flooring throughout
- New tile in all interior wet areas
- New interior paint throughout
- Upgraded front door