

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

19123 Cotton Gin Drive, Katy, TX 77449

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

Nice neighborhood with mature trees. Large lot and big secondary bedrooms.

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

with the many updates we have done, the home is very much "like" new. large bedrooms, big back yard and nice landscaping.

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

mature trees, nice neighbors, convenient location to 290 and I-10

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

the Boardwalk at Towne Lake, convenient to both Katy and Cypress for shopping and dining out.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	250	100
Average Gas Bill	25	75
Average Water Bill	85	75

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2	3
Furnace	2	3
Water Heater	1	
Dishwasher	10	10
Garbage Disposal	3	3
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
new upstairs a/c unit	2017
new downstairs a/c unit	2018
new hot water heater	2019
updated master and secondary bathrooms (tile surround, shower, flooring, etc.)	2019
new hardie plank siding	2018
new fence	2020/2018
new luxury vinyl plank flooring	2020
new roof	2016

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:

washer and dryer