

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

8410 Hunters Village Drive, Humble, TX 77346

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

Being on a golf course and having the second lot allowed us to not feel so "closed" in even in a subdivision area, and have a large yard to grow in. The second lot was also considered an investment, and having the "entertainers" backyard with the pool and outdoor kitchen was nice.

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

Golf course, second lot, pool, outdoor kitchen, new windows, new roof, new and newer AC units, new attic insulation. The windows and insulation dramatically reduced our energy usage and let us to customize the windows to fit the home better. The backyard definitely turned into the "place to be", and we frequently had friends and family over to hang out by the fire pit, grill and pool. There are also multiple fruit trees.

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

Our neighbors are friendly, traffic is light on our street, right by the water (available boat ramp), our neighborhood did not flood during the hurricanes (other than the houses right on the water), country club gym was just remodeled, working on remodeling the pool and clubhouse as well. In the AMS/AHS school zone and schools are close enough to walk or ride a bike to.

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

Close to a lot of parks, including a new one down the street that is getting ready to open up. Close to the restaurants and shops on FM 1960, in Summerwood, in Kingwood, and less than 30 minutes from downtown. 20 minutes from the IAH airport. A lot of new restaurants are coming to the area too.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	250	100
Average Gas Bill	30	50
Average Water Bill	75	50

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	4 1/2 years	8 months
Furnace		
Water Heater		
Dishwasher	5 years	
Garbage Disposal	5 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Energy efficient windows w/transferable life time warranty	2019
Roof w/10 year no leak guarantee warranty	2020
Attic insulation upgraded/redone	2019
Pool blower replaced	2020
AC #1 & #2 replacement	2015 & 2019
Installed French drains in backyard	2016
New paint (kitchen, breakfast, master bath, master bedroom, dining)	2020
Kitchen refresh (cabinets painted, new hardware, new faucet, walls painted)	2020
1/2 bath refresh (new faucet, new lighting, walls painted)	2019-2020
Master bath refresh (new faucets, cabinets painted, new hardware, walls painted)	2020

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: