

# SELLER HOMEWORK

## EXCITEMENT LIST

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On the following page you will have an opportunity to tell us, room by room, what makes your home special. In addition, we've provided the following questions that will help us design the most powerful marketing campaign possible:

1. What is your favorite feature of your home?

Open floor plan, spacious bedrooms, large walk in closet in master suite, huge kitchen

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2. What is the best thing about the location of your home?

house is next to walking trail, zoned to Katy's top elementary, middle and high schools; within .5 mile to HEB,

Kroger, and ALDI supermarkets; within 1 mile to food and commercial establishments including Walmart,

Ross, PetSmart, TJ Maxx, CVS, Walgreen; easy access to urgent care, ER, Vet clinics, pet boarding and groomer,

within 5 miles to Katy Mills, various fitness gyms including Katy YMCA, and religious services; accessible to major highways- Westpark Tollway, Grand Parkway

3. Tell me about any upgrades or updates you have done.

outdoor living space with fireplace and TV hook up, 2 ceiling fans and retractable sun shade in porch,

gutter at the back of the house, faux blinds in all rooms, hanging storage in garage, water softener system,

osmosis water filtration, sprinkler system

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# SELLER HOMEWORK

## ROOM-BY-ROOM MARKETING

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### Description:

Eye catching all white brick 2-story 3-car garage home nestled in the heart of Cinco Ranch Southwest.

Boasts of an open floor plan with ample living, dining, study, breakfast, and bedroom space. Any cook's dream kitchen with huge kitchen island that opens to the living room. Two bedrooms on first floor - a couple's master suite, and a guest suite. Zoned to

Katy's premier top schools and in close proximity to big commercial establishments, restaurants, medical, and fitness facilities.

Easy access to Westpark Tollway and Grand Parkway.

### Floor Plan:

- 4 bed 4.5 baths
- Master suite and guest suite on first floor
- 3 car tandem garage
- 2 story
- wood floor and tiles

### Kitchen:

- granite countertops
- huge kitchen island
- natural stone backsplash
- tahoe cherry cabinets
- stainless steel appliances, nickel brush faucet
- undercounter wine chiller
- tile floor

### Living:

- cast stone fireplace
- hard wood floor
- ceiling fan
- high ceiling
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### Master Bedroom Suite:

- roomy master bedroom suite
- bright light, huge windows
- spacious bathroom with tub and enclosed shower
- large walk in closet with mounted clothes rack
- ceiling fan
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### Outside Features:

- covered porch with sun shades
- bermuda grass in front and back yard with abundant
- variety of plants
- sprinkler system
- white bricks exterior

### Special Features:

- outdoor living/flex space includes fireplace and tv hook up
- study room
- breakfast area with built in work desks
- TV room and bonus retreat on second floor
- lots of windows
- Mud room
- Utility Room
- Dining Room

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### Schools:

- Shafer Elementary School
- Seven Lakes Junior High
- Tays Junior High
- Tompkins High School
- Seven Lakes High School

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# SELLER HOMEWORK

## NEIGHBORHOOD HOT SPOTS

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List your top 5 neighborhood hot spots (i.e., coffee shops, parks, etc.) and tell me what you love about them:

1. Resort-style living at Cinco Ranch which includes waterparks, pools, a beach club, tennis courts, and walking/biking trails.  
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\_\_\_\_\_
2. Joy Love Burger - most delicious burgers and sandwiches  
\_\_\_\_\_  
\_\_\_\_\_
3. Coco Crepes - mouth watering savory crepes and specialty drinks  
\_\_\_\_\_  
\_\_\_\_\_
4. Go Tea House - my son's favorite boba and bahn mi place close to home  
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\_\_\_\_\_
5. Big Paulie's Pizzeria - tasty New York style pizza

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# SELLER HOMEWORK

## UTILITY INFORMATION

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1. Electric Provider: Reliant Energy  
Phone: \_\_\_\_\_
2. Gas Provider: Center Point  
Phone: \_\_\_\_\_
3. Solid Waste Provider: Cinco Mud #3 / Best Trash  
Phone: \_\_\_\_\_
4. Water Provider: Cinco Mud #3 / Severn Trent  
Phone: \_\_\_\_\_
5. Cable Provider: XFINITY  
Phone: \_\_\_\_\_
6. Postal office address: Katy Annex Post Office  
Mailbox location and number: Box #9 Far Hills Drive

