



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

We really love the location and the neighborhood. The White Oak bike trail and Buffalo Bayou Park is a short bike ride away and the convenience of having Sprouts Farmers Market and HEB so close is unmatched. One of us works in downtown and the other works in west Houston and the commute time is ideal for the both of us. It doesn't take more than 10-15 minutes to drive to the Galleria, Midtown, Rice Village, and Heights so its central location is something we really appreciate in Houston traffic.

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

We fell in love with all the natural light that floods the home. We can go all day without having to turn on a single light fixture which really energizes the whole space for us. That combined with the high ceilings make the home feel very spacious and relaxing. It also feels perched like a treehouse because the living, dining, and kitchen are on the second floor and it's a corner home. So when you're sitting in the living room and looking out over the balcony, you see green and the top of trees. We can spend a lot of time in the house without going stir crazy.

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

The little green esplanade within the community is a big plus. Neighbors love walking their dogs along there and that bit of green space within a community is not always something you can find in the middle of a city. There's also a neighborhood park on Patterson where you can find families playing and neighbors out with their dogs. I also always feel safe; there's a fence around the community and guests can park at the designated guest parking spaces within the community if desired. We like that we have the option to walk to restaurants, stores, gym, and the market

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

If you want a free workout, you can hop right on the White Oak Bayou Trail by Sprouts and go on a 16 mile bike ride loop or run. We also love going to NettBarr which is a 2 minute walk from the house. It's casual and has a great beer garden. It feels more like a neighborhood spot than a rowdy bar. You can also get Japanese/Sushi at Miyako, which is a 3 minute walk or a very short drive. If you're looking for essentials, there's HEB and Sprouts down the street and Walmart next door.



Useful Property Information:

	Summer	Winter
Average Electric Bill	\$80.00	\$60.00
Average Gas Bill	\$23.00	\$23.00
Average Water Bill	\$75 Flat Rate (Water + Trash/Recycle)	

How Old Is:

	Unit 1	Unit 2
Air Conditioner	Sept 2015/March 2020	
Water Heater	Sept 2015	
Dishwasher	Sept 2015	
Garbage Disposal	Sept 2015	

Upgrades:	Year Completed:
New AC evaporator coil, dampers, plenum, drain pan	March 2020

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

YES or NO

*If "yes", please list them: Refrigerator, Washer & Dryer

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 condoning 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.

