



## Interview with the Sellers

### Property Address: 12505 Pepper Creek Ln

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

Great layout with view of the pond from backyard. Kid friendly neighborhood w/ walking trails, pool, putting green & gym. Good schools & quick access to 288. Private, "second backyard" for sports and adventures.

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

Game room & media room w/ semi-private guest suite. AKA "kid" wing & "guest" wing upstairs. tall ceilings on main level & matching granite & tile throughout house.

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

Friendly neighbors, great amenities, nearby shopping, restaurants, activities for kids. Brand new play grounds installed this year.

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

Italianos, Jimmy Changas, Olivia's Donuts, Pearland town center & Target Shopping center plus Costco! Alpha Omega Gym, Southwick Golf course, movie theater, bike trails, nearby soccer fields & baseball fields.



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Useful Property Information:

	Summer	Winter
Average Electric Bill	\$ 200 - 250	\$ 60 - 70
Average Gas Bill	\$ 25	\$ 50
Average Water Bill	\$ 75	\$ 65

How Old Is:

	Unit 1	Unit 2
Air Conditioner	2011	2011
Water Heater	2020	
Dishwasher	2011	
Garbage Disposal	2011	

Upgrades:	Year Completed:
coils replaced in both A/C units within 2 yrs.	2018/2020
back patio & view fence, stone on covered patio	2011
water heater	2020
paint & crown molding in master & entry/main level	2015

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

YES or **NO**

\*If "yes", please list them: \_\_\_\_\_

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.

