

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

34306 Short Leaf Pine Court, Pinehurst, TX 77362

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

Love the subdivision, floor plan, backyard with covered patio, on a quiet cul-de-sac.

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

open concept, perfect for entertaining. large master suite with sitting area and en-suite bath. large backyard covered patio.

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

peaceful, well-kept neighborhood. community activities. large walking/jogging trails. large lake - great for fishing. Community center and pool.

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

close shopping and eating locations are too many to name. we use the walking/jogging trails, community lake and community amenities (pool) for recreation.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	75.00	30.00
Average Gas Bill	20.00	40.00
Average Water Bill	100.00	50.00

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	4 yrs	
Furnace	4 yrs	
Water Heater	4 yrs	
Dishwasher	1 yr	
Garbage Disposal	4 yrs	
Pool		
Pool Pumps		

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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

UPGRADES / UPDATES	YEAR COMPLETED
Ring doorbell with Google monitor	2019
Full glass storm door on front door	2017
Wired speakers for living room and back patio	2018

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:

Water softener system.
