

What Buyers Want to Know

Property Address:	26602 Summerbend Hollow Lane Katy 77494
Subdivision:	Cinco Ranch

Build Date	2006
Last Year's Taxes	\$5382.77
HOA Name/Dues	1,187.00

What is the age of the:

A/C Unit 1:	14 years	Heater/Furnace 1:	14 years
A/C Unit 2:	4 years	Heater/Furnace 2:	14 years
Water Heater:	14 years	Dishwasher:	<1 year
Stove/Oven:	<1 year	Cooktop:	N/A
Microwave:	<1 year	Garbage Disposal:	<1 year
Carpet:	3 4 years - hardly worn	Other Flooring:	3 2.5 years (wood)
Interior Paint:	2.5 years	Exterior Paint:	
Roof:	14 years	Fence:	14 years (mostly HOA brick wall)
Pool/Spa:	N/A	Pool/Spa Equipment:	N/A

Are the following items gas or electric:

Heater/Furnace:	gas	Water Heater:	gas
Dryer Connection:	gas	Oven:	gas
Cooktop:	gas	Fireplace:	gasline / wood burning

Average Utility Bills:

Electricity High:	253.00	Electricity Low:	78.00 63.32
Gas High:	46.67	Gas Low:	21.99
Water High:	84.42	Water Low:	70.32
Trash: Part of HOA Fees			

What Buyers Want to Know

Schools

Elementary:	Kilpatrick Elementary
Middle/Junior High:	Beckendorf JHS
High School:	Seven Lakes HS

Recent Upgrades/Updates:

<ul style="list-style-type: none"> · floors in master + most of 1st floor · all kitchen appliances · light fixtures throughout · added ceiling fans in bedrooms · backyard landscaping · master bathroom update: lights, fixtures, paint · kitchen sink fixtures · garage door opener · garage storage shelving 	<ul style="list-style-type: none"> · landscaping (professional) · exterior lighting
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What have you loved about your home?

<ul style="list-style-type: none"> · can see the park from the front door · walking/biking distance to schools + HOA pool · friendly + welcoming neighbors · similar aged children in the neighborhood · walking trail in the neighborhood · central vacuum
