



Interview with the Sellers

Property Address: 3211 Seneca Landing Ln

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

We bought this home because we loved the floorplan that allowed for entertaining space upstairs and downstairs. We also love the neighborhood schools. We previously lived in Shadow Creek and like the smaller community feel of Southlake. My kids fell in love with the slides at the pool and the huge playground while we were home shopping!

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

We enjoy being able to send kids upstairs to play while entertaining adults downstairs. My in-laws love the guest bedroom with attached bathroom when they come for a visit. We also grill out and eat on the back patio frequently. My husband works from home, so closing the french doors in the office has been a life saver during quarantine school.

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

Neighbors on both sides of us are awesome! We look out for each other, eat dinner together, and have become like family. When we ride bikes or sell Girl Scout cookies on our street, everyone is friendly and we know most neighbors by name.

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

Olivia's Donuts and PJs coffee are our favorite breakfast places. We like Pepperoni's, Penne, Jay Burgers, and Zoe's Kitchen for meals. Sub Zero ice cream and small cakes for dessert! My kids live for our neighborhood pool and park. Pearl and Town Center, At Home, Dick's Sporting Goods, and Hobby Lobby are our most frequent stores. You can't beat HEB curbside for groceries.



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Useful Property Information:

	Summer	Winter
Average Electric Bill	\$ 200	\$ 100
Average Gas Bill	\$ 25	\$ 50
Average Water Bill	\$ 80	\$ 80

How Old Is:

	Unit 1	Unit 2
Air Conditioner	2015	2015
Water Heater	2015	-
Dishwasher	2015	-
Garbage Disposal	2015	-

Upgrades:	Year Completed:
Upgraded kitchen package included built in double oven and upgraded dishwasher.	2015
New garage door	2020
rain gutters installed on back of house	2019
Ceiling fan installed in guest bedroom	2017
Downstairs repainted (except guest bedroom)	2019

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.

