

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

18339 Beaverdell Drive, Tomball, TX 77377

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

It was our initial home.

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

We really like the kitchen and wood-surfaced staircase. This is entirely redone December 2019.

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

It's a quiet neighborhood that's near major streets without being too busy.

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

Kickerillo Park is just off SH 249 near our neighborhood. We like going there to run, walk, or ride bicycles. We also like eating out in restaurants at the Vintage Park shopping center, which is also off of SH 249 nearby. We do a lot of our shopping at HEB in the Vintage Park shopping center or at the Target and Home Depot stores just off of SH 249 at Jones Rd.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	175	60
Average Gas Bill	35	130
Average Water Bill	90	90

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	6 years	
Furnace	6 years	
Water Heater	3 years	
Dishwasher	1 year	
Garbage Disposal	1 year	
Pool	N/A	
Pool Pumps	N/A	

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

UPGRADES / UPDATES	YEAR COMPLETED
Complete Kitchen Remodel	2019
New JennAir Stainless Steel Refrigerator, Microwave, Stove, and Dishwasher	2019
New Kitchen Garbage Disposal	2019
Wooden Floor Two-tone Staircase	2019
New Primary Suite Bathroom Whirlpool Bathtub/Shower and Bath Fixtures	2019
New Secondary Bathroom Bathtub/Shower and Bath Fixtures	2019
Downstairs Bathroom Remodel	2019
Upstairs Carpeting	2019
85% of backyard fencing replaced	2018
Ceramic Tile Downstairs	2008

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:

Washer and Dryer are excluded but negotiable.
The TV mount in the primary suite is included. The TV itself and sound bar are negotiable.