

Andy & Melissa Engel
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Interview with the Seller(s)

Q: What made you buy/build this home for yourself?

We chose to build this home, with these features, because it's what we wanted and we've loved it! We're only leaving because our family is growing; and we're only going around the corner.

Q: What do you think are the best features about this home?

The open floor plan has been great for our large family holiday gatherings.

The wood floors are a real source of pride and we're going to miss them. They're so beautiful and yet still comfortable and warm, and the thick padding has been worth it with our kids!

The outdoor patio is perfect all year round to enjoy a cup of coffee or even have dinner on the right Texas nights.

Q: Tell me about the neighborhood...

It's gated and manned 24 hours a day and we love having that security. There are two pools (one lap pool, other kids beach entry with splash pad), tennis courts, basketball court, lots of walking paths, and several lakes.

The community also hosts several gatherings - things like pictures with Santa during the holiday season, Easter egg hunts, ladies groups, mom groups, etc.

Q: What are your favorite places for recreation, shopping, dining nearby?

The whole area is great. We have easy access to HWY 99, lots of new dining options, and the area is still growing. We have easy access to The Woodlands, and The Hardy toll road to Downtown. Everything is so convenient - Kroger, HEB, the daycare, the schools, tutoring facilities for the kids - everything is right around the corner. We also enjoy Dennis Johnson walking/bike trails, and several nearby lakes for fishing.

Q: Are there any items you want to exclude from the sale?

Shelving units in bathrooms

Are there any appliances (other than the built-ins) you plan to leave with the home sale (refrigerators, washer/dryer, etc)?

Depends on the offer. :)

Are there any other items, like outside buildings, furniture, or décor you plan to leave with the home sale?

Built in garage tool & work bench

List any upgrades, the year they were completed and their cost (also, providing transferable warranty info and receipts if/when possible is a plus!)

2017	Upgraded/Installed Lighting Fixtures (Back Porch, Dining Chandelier, Fans, Additional Garage Recessed Lighting, Attic Lights, Exterior Floodlights)	\$2,100
2017	Upgraded Plumbing Fixtures & Cabinetry Hardware (Bronze throughout home)	1,000
2017	Installed Custom Hand-Scraped, Chain Beaten, Hand-Stained Hardwood Flooring (with 1" padding and 1" plywood overlay subflooring, installed by Flooring Services of Texas)	\$38,000
2018	Installed Garage Workbench	\$3,000
2020	Installed Patio Deck	\$8,500
2020	New fencing rot boards installed & fence pickets paint/stain refreshed	\$490

What is your average electric bill?

Summer: \$270 (kept at 68° -72°)

Winter: \$150

What is your average gas bill?

Summer: \$30

Winter: \$50

What is your average water bill?

Summer: \$60

Winter: \$30