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Interview with the Seller(s)

What made you buy/build this home for yourself?

We absolutely loved the neighborhood with all the mature trees, the school district is one of the best around and we have always loved Conroe. We wanted a home that we could comfortably entertain our family and friends.

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

First and foremost the resort style backyard, our own personal oasis. Definitely the kitchen, the island is huge and functional. The surround sound that is throughout the house and continues into the backyard so we can dance all the way down the stairs and out the back door. The entertainment room upstairs is our favorite room in the house because it is the place we watch movies, with the surround sound it makes us feel like we are in our own private theater.

Tell me about the neighborhood...

It is quiet, everyone is friendly and helpful if need be, there is an abundance of wildlife and there is even a great secluded walking trail that makes you feel like you are in the middle of nowhere instead of the neighborhood. There are playgrounds and a great clubhouse to rent for parties, etc. The elementary school located inside the neighborhood has the best teachers who are also neighbors which really makes you proud to live here. Halloween is one of our favorite holidays so trick or treating is hands down the best here.

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

Lake Conroe is minutes away so we spend a lot of time on the lake with friends. We are avid golfers and members of April Sound country club on Lake Conroe, but there are several golf courses within 5 miles that we also frequent. We love to eat at smaller, local restaurants like Pie in the Sky, Cafe 105, Taco Veloz and Pizza Shack.

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

Wall and collectible decor

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

- LG Insta-View French Door Refrigerator

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

- Shed in the backyard
- All the outdoor furniture
- The fire pit
- *All other items (except the collectible memorabilia) in the home are up for sale, please make an offer if interested*

What upgrades have done while you lived here?

Year	Upgrade
Outdoor Kitchen and Palapa/Gazebo	2017 - Used professional contract company to install an entire outdoor kitchen, bar and an additional gazebo and gas fire pit. Converted old gazebo to composite roofing (HOA required & was out of compliance).
Surround Sound	2018 - Used professional contract company to install a whole-home surround sound system.
HVAC Evaporator Coil Upgraded	2019 - Replaced major portion of the HVAC system, evaporator coil (in attic), and upgraded it to a convertible model so that it can function on a 410 or R22 system.

What is your average electric bill?

Summer: \$170
Winter: \$100

What is your average gas bill?

Summer: \$50
Winter: \$60

What is your average water bill?

Summer: \$160
Winter: \$100

When did you last (rough date of service MM/YY)...

Service the HVAC system: Q4/2019

Service the Water Heater: Q4/2019

Have pest control services: 06/2020

Has this home ever been...

Y / Flooded?

Y / Had water damage?

Y / Had mold remediation?

Y / Had foundation repairs?

Y / Had roof repairs?

Y / Had fire repairs?

Are there any special features about the home you would like to share?

- **Control4 Sound System:**
 - The home's surround sound system is upstairs (for music, tv and gaming), in the living room (music only) and Outside (music and tv). The control center for this system is in the closet of the upstairs bedroom.
- **Walk-In Attic Access:**
 - **Special Opportunity**: The new owners could easily convert this portion of attic space, which is directly above the primary bathroom, into an en-suite bathroom and create a secondary master upstairs.
- **The Backyard:**
 - There is so much here. There is a salt-water pool, spa with cascading waterfall, sprinkler system, shed/workshop, outdoor bar and kitchen including the outdoor TV, gas grill, microwave, commercial grade outdoor lighting, multiple power sources, 2 gazebos with fans and power, a gas fire pit, disco lighting, and the Control4 sound system. It's a real experience.
- **Refrigerator:**
 - The refrigerator lights up to see what is in the door when you knock on it. :)
- **Aviary & Pest Prevention System (and Electrical Junction Box):**
 - There are lots of wonderful animals in nature, but you don't necessarily want them in your home. We had aviary and pest prevention features installed around the home and it is completely sealed so that no unwanted "guests" can find their way in and leave their pheromones further inviting more unwanted guests. There are coverings for the dryer vent and exhaust fans as well as grated wire and Black Out Pest Control Foam. In order to protect the electrical running from the main electrical box to the home, we installed a junction box (you can see this right about the door when you enter the garage).