

Seller Q & A

PROPERTY ADDRESS: 1819 Bailey St, Houston TX 77019 **MLS#** 54231265

1. Why did you originally choose to buy this home?

I was attracted to the neighborhood because it is within walking distance to many attractions, has a quiet neighborhood feel, sports a reasonable housing cost, and has not flooded. I chose the specific home because it was more spacious and open than most other townhomes in the area. The wider layout increases the amount of natural light entering the windows.

2. What are the best features of this home?

The house is very spacious with an open floor plan and abundant closet space. The open second floor is great for entertaining. The house receives lots of natural light during both AM and PM. The primary bedroom is very large. The newly renovated kitchen keeps the house looking modern. There are closets located on all floors. The back patio is a relaxing space to eat dinner outdoors with a glass of wine.

3. What do you enjoy most about this neighborhood?

It's a quiet and friendly neighborhood located within walking distance to Midtown, Downtown, Montrose, and the Buffalo Bayou. The area is very walkable with sidewalks and a park across the street. We're a short Uber trip away from anywhere within the loop. Commuting is convenient regardless of work location as most vehicular traffic is driving in the opposite direction.

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

Eating: El Tiempo on Westheimer, Oporto, Boheme, Cuchara, Front Porch Pub, Romano's, Recreation: Buffalo Bayou Park and all of the connecting bike trails, dog park across street.

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Bills:

	Yearly Average	Low	High
Electric Bill	\$83	\$26	\$150
Gas Bill	\$27	\$21	\$46
Water Bill	\$0 (in HOA)		

Age of:

	Unit 1	Unit 2	Unit 3
Air Conditioner	Unknown		
Water Heater	Unknown		
Roof	2 years (2018)		

Upgrades:

Item	Year Completed
<i>See attached list</i>	

Are there any exclusions (items you are not selling with the home)? YES or NO

-- if YES, please list them here: workbench and closets in garage, bike racks and kayak rack in garage, 2 arlo cameras outside (over front door and garage).

-- note: per paragraph 2 of the sales contract, the following are included with the sale unless otherwise stated:

(a) IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, 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, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.

(b) ACCESSORIES: The following described related accessories, if 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: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories.