

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

10122 Lazy Lagoon, Houston, TX 77065

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

We loved the convenient location, open layout, large bedrooms, and beautiful backyard with lake access.

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

- large island and ample countertop space in the kitchen
- grand entryway and open floor plan, including lots of storage and built ins
- smart home features (when it's time to leave the house I just say "Alexa turn off everything")
- the beautiful backyard and waterfront views (our family especially enjoyed feeding the baby ducks!)

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

Windemere Lakes is a very friendly and diverse neighborhood. We loved watching and feeding all the ducks including several batches of baby ducks. The HOA plans several family friendly events throughout the year including an Easter egg hunt, 4th of July party, and cultural events like Diwali or the festival of color. The neighborhood has nicely maintained and shaded sidewalks.

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

Restaurants: Backyard Grill, Pho Tai, Firehouse Subs, Tropical Cafe, Adriatic Cafe, Treat, Connie's Frozen Custard, and Lazy Dog.
Recreation: Kangas, Carol Fox Park, Lakewood Crossings Park and Nature Trail, Lifetime Champions Gym
Shopping: Target, Hobby Lobby, Ace Hardware

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill		
Average Gas Bill		
Average Water Bill		

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	6 years (03/14)	5 Years (04/15)
Furnace	6 years (03/14)	5 Years (04/15)
Water Heater	6 years (06/14)	
Dishwasher	Original	
Garbage Disposal	Original	
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
New roof w/ 5 year labor Warranty	12/2016
New Furnace/A/C upstairs and down. 2 stage, 10 yr warranty. Smart Control.	2014 & 2015
Smart switches. Can control most lights/fans through voice assistant	2018-2020
Extra 240V Outlet in Garage (used for EV charging)	2018
Balcony completely redone in 2019. Schluter system to repel water.	2019
Outlet underneath kitchen counter. We charged phones/ipads/etc in drawer	2020
Walk-in Closet system in master	
Surround sound set up in living room.	
Outdoor speakers on back patio.	

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:

Nest Doorbell.