

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

14403 Tivoli Drive, Houston, TX 77077

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

We bought the lot, designed the house (every wall, electrical outlet, curve of the pool, and all the finishings!), and built it with a focused eye on every detail, with the intention of this being our dream home. We're only listing the house because career opportunities have afforded us the chance to live abroad as expats while our son is young and easily mobile, and we want another family to enjoy it!

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

The house is spacious, thoughtfully designed for utility and beauty, giving all family members their own area (including the kids!). The pool and outdoor spaces maximize fun, with privacy from the well-tended landscaping and relaxing view of the neighborhood lake. The small details (moldings, plantation shutters, mosaic tile accents, wine nook with fridge, and custom designed kitchen and baths) add to the appeal!

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

Quiet, family oriented, safe, with lots of outdoor play space. As an avid runner, I loved being only steps away from Terry Hershey park and the low-trafficked streets of the neighborhood. It's in the Energy Corridor (close to work - sometimes we biked!), great playgrounds in walking distance, good schools, easy access to major highways, and excellent shopping and eating nearby. Plus, we didn't flood in Harvey!

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

Eating: Lupe Tortilla, Petite Cafe, Jimmy John's, Lasagna House III, many more...
Entertainment: City Center (movie theater, great restaurants, shopping), Memorial City Mall
Recreation: MAC (gym), Terry Hershey Park, Buffalo Bayou, & more

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	200	50
Average Gas Bill	30	150
Average Water Bill	250	100

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	7 yrs (condenser replaced 2017)	7 yrs
Furnace	7 yrs	7 yrs
Water Heater	5 yrs	3 yrs
Dishwasher	7 yrs	
Garbage Disposal	7 yrs	
Pool	7 yrs	
Pool Pumps	7 yrs	

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

UPGRADES / UPDATES	YEAR COMPLETED
California Closet in master	2018
Landscaping	2016
Plantation shutters	2014

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: