



**THE SONS &  
DAUGHTERS TEAM**

**CENTURY 21** Exclusive Properties

## **Interview with the Sellers**

**12504 Pepper Creek Ln**

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

The open concept for entertaining. The high ceilings that accentuate the open floor plan. The media room with built in speakers, and prewired for a projector. The big master with its own sitting area with a view of the pool, large his and hers walk-in closets and custom shoe closet. 3 car garage and 4 bedrooms. Easy access to miles of trails for hiking, biking, parks and lakes. The Southern Trails community is very well maintained with a great pool and playgrounds for kids.

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

Chef inspired kitchen with big oversized island. Built-in wine cooler and extra storage space in the butlers pantry. Master with a view of the pool and its own retreat. Huge master bath with 2 walk-in closets. Gorgeous new pool with fun water slide and lots of patio space. Custom built screen for movie nights in the media room with great surround sound and overhead speakers. No carpet on the first floor. Easy to maintain wood and tile. Brand new carpet on the second floor.

3. Share with me what you like most about your neighborhood.

Lovely, kid friendly community. Very nice neighbors and very helpful. During COVID, the community opened up to food trucks, drive by Santa sleigh for pictures with the kids. Pre COVID kids gathered for movies during Christmas time. Nice recreation center available to rent for big parties. Well maintained and manicured lawns, lakes and parks. Walking trails throughout the community. Young and growing community many good day care options. Brand new schools with new facilities and great teachers.

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

Neighborhood Walmart right round the corner for the quick stops. Very close to the Pearland town center with tons of options for shopping including Macy's, H&M and Dillards. A few great dance studios and music studios if interested in picking up a hobby and a nice lego store. Costco & HEB are close by. In the woods walking trails just north and Brazos Bend state park only 30 mins driving distance.



Useful Property Information:

	Summer	Winter
Average Electric Bill	\$250-\$350	<\$100
Average Gas Bill	\$20-\$30	\$30-\$60
Average Water Bill	\$150	\$150

How Old Is:

	Unit 1	Unit 2
Air Conditioner	2020	2015
Water Heater	2020	NA
Dishwasher	2018	NA
Garbage Disposal	2020	NA

Upgrades:	Year Completed:
<b>Please see attached.</b>	

Are there any exclusions or items you are not including with the sale of the property?

YES or **NO**

\*If "yes", please list them: \_\_\_\_\_

Included when selling a home: Any equipment, valences, screens, shutters, awning, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, satellite dish system and equipment, 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, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by the seller and attached to the above described real property. Any window air conditioning equipment units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pools, swimming pool equipment and maintenance accessories, artificial fireplace logs, and control for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

