



**THE SONS &  
DAUGHTERS TEAM**

**CENTURY 21** Exclusive Properties

## Interview with the Sellers

12506 Boulder Creek Dr

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

We love the schools (zoned for Wilder, Shadow Creek High), the privacy in the backyard (trail behind and one-stories beside), the pool + hot tub, high ceilings + open concept, separate media room, layout with master's downstairs, beautiful yard, close-knit community (small circle with no through traffic), etc.

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

We receive lots of compliments for our yard + pool, which is an oasis for after work + school and a great place to entertain. We use every part of our house, including the cool media room, separate dining room, open living room, etc. We also are complimented on our bathrooms, staircase, etc.

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

We love the close-knit, friendly neighborhood with lots of activities (basketball, tennis, pools, trails, book clubs, game nights, etc.). The neighbors are diverse + welcoming. The schools are top-notch and really prepared our son for college + having a variety of friends.

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

We love that we can walk or ride bikes almost everywhere (taking our son to school, grocery stores (Walmart + H-E-B), basketball courts + tennis courts, gym, etc.). We are so convenient to shopping (Pearland Towncenter, Academy, etc.) and eating (Chick-Fil-A, Red Robin, Dominos, etc.).

\*During Hurricane Harvey, water did not even get close to the house after 50 inches of rain. Excellent drainage! High + dry





Useful Property Information:

	Summer	Winter
Average Electric Bill	200	100
Average Gas Bill	30	50
Average Water Bill	100	100

(typically 900-2000kw)

How Old Is:

	Unit 1	Unit 2
Air Conditioner	6 yrs.	6 yrs.
Water Heater	3-4 yrs.	Original (14 yrs.)
Dishwasher	original (2006)	
Garbage Disposal	" " (2006)	

Upgrades:	Year Completed:
Master + bathroom tile flooring	2013
Master french doors, lighting	2013
Kitchen upgrades (tile backsplash, cabinets)	2014
Bathroom vanities	2014
AC units + water heater	(above)
Stairs + bamboo flooring	2015

Pool paint, handrails + ballisters, carpet replaced 2020

Are there any exclusions or items you are not including with the sale of the property? + touch up all paint 2021 (inside + out)

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.

Pool heater, pump, + filter cartridges 2021

