

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

25710 Pinyon Hill Trail, Tomball, TX 77375

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

We purchased this home due to its convenient location to Tomball, The Woodlands, and Houston. The house has a great yard, three car garage, and amazing layout. We loved the quiet neighborhood and wooded views.

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

The layout and location. The open concept layout and high ceilings get lots of complements.

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

It's quiet and plenty of walking trails and kid friendly.

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

Grandparkway, Tomball, The Woodlands Mall.

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	90	90
Average Gas Bill	20	30
Average Water Bill	100	85

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	Less than 3 years old	
Furnace	Less than 3 years old	
Water Heater	Less than 3 years old	
Dishwasher	Less than 3 years old	
Garbage Disposal	Less than 3 years old	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Cedar Pergola	2020
Concrete Patio	2020
Custom Barn Door	2020
Office Floors	2020
Custom Closet	2020
Custom Garage Storage	2020

## 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:

Refrigerator, Washer & Dryer are not included in price.