

Tim Huffaker  
*119 S Veranda Ridge Drive*  
*Spring, TX 77382*



Michelle Hill  
Direct: 281-642-1783  
Email: mouse@harperhillhomes.com

## **Interview with the Seller(s)**

### **What made you buy/build this home for yourself?**

We bought this home because we love the tall ceilings and open layout inside, the taxes are low, there are no HOA fees, it has the largest backyard in the whole neighborhood, it's close to the grocery stores, the movies, Target, you name it; all on top of being 5 minutes from the freeway and easy access back into Houston.

### **What do you think are the best features about this home?**

The whole home is brick and very energy efficient. The backyard is HUGE! We just replaced the AC system in 2020 and the roof in 2015.

### **Tell me about the neighborhood...**

It's really quiet. There are kids, but everyone is respectful. The neighborhood is zoned to highly rated Conroe ISD (Woodlands) schools. There are hiking and biking trails and tons of little parks within walking distance.

### **What are your favorite places for recreation, shopping, dining nearby?**

The Woodlands Mall is just 10 minutes away and perfect for Christmas shopping, but also for some of the best top rated restaurants around town.

### **Are there any items you want to exclude from the sale?**

(Note: any built/bolted-in items stay with the home for sale, e.g. curtain rods, tv mounts, projectors, speakers, sconces, chandeliers, wine fridges, etc.)

Nope, everything stays with the home, including the flat screen TV above the fireplace. :)

### **Are there any appliances (other than the built-ins) you plan to leave with the home sale (refrigerators, washer/dryer, etc)?**

The kitchen refrigerator is up for grabs with the right offer.

### **Are there any other items, like outside buildings, furniture, or décor you plan to leave with the home sale?**

The patio furniture and potted plants stay with the home, as well as the garden tool box on the patio which is full of everything you'll need to take care of the garden.

List any upgrades, the year they were completed and their cost (also, providing transferable warranty info and receipts if/when possible is a plus!)

2015	New Roof
2020	New AC System

What is your average electric bill?

Summer: \$250

Winter: \$100

What is your average gas bill?

Summer: \$25

Winter: \$80

What is your average water bill?

Summer: \$80

Winter: \$60

How old is the (in years)....

Roof: 6 years

Air Conditioner(s)

Unit 1: 1 year

Unit 2: NA

Furnace(s)

Unit 1: 7 years

Unit 2: NA

Water Heater(s)

Unit 1: 7 years

Unit 2: NA

Has this home ever been...

If you answer yes to any of the below questions, we simply have to provide the buyers with the repair paperwork.

Y /  Flooded?

Y /  Had water damage?

Y /  Had mold remediation?

Y /  Had foundation repairs?

Y /  Had roof repairs?

Y /  Had fire repairs?