

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

2406 Grove View Trail, Fresno, TX 77545

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

I wanted to raise my son in a home (after divorce). It was located in a good area of town with good schools.

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

The best feature is the four bedrooms, 2 bathrooms. It has a formal dining room, fireplace, and study. The primary bedroom has two closets.

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

It has a beautiful lake, good for walking and looks great in the entrance of the neighborhood.

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

Pearland Town Center or First Colony Town Center.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	120.00	80.00
Average Gas Bill	25.00	79.00
Average Water Bill	45.00	45.00

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	13 years	
Furnace	13 years	
Water Heater	5 years	
Dishwasher	13 years	
Garbage Disposal	13 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Kitchen Faucet	2020
Hunter Douglas blinds	13 years
Security System	13 years
Granite Counters in Kitchen	13 years

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:

Washer/Dryer
