

Bernard & Sherry Koudelka
190 Lake View Circle
Montgomery, TX 77356



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 loved the neighborhood! We had searched for a long while to find a neighborhood that had the kind of security and amenities we have in April Sound but also was friendly and inclusive.

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

It has a welcoming presence. We love the master suite area on one side of the house and the other bedrooms on the other side along with it's Jack and Jill setup for the bathroom. The tall ceilings and high windows make the home feel bright, airy and spacious.

Large master suite with oversized tub and walk-in shower.

Wide and spacious driveway

3 car garage, which is wired for 110 and 220

2 fireplaces (bedroom and living). Gas logs included.

Tell me about the neighborhood...

In April Sound you can be involved in as many or as few functions and activities as you wish. Neighbors are friendly and helpful. At the same time, it is safe and secure. We have been able to leave our home for long periods of time without worry or fear of break ins. We have felt safe and happy here. The country club offers great community functions and activities. Ladies and Mens clubs, Wine, Travel Clubs also along with golf and tennis are just some of the examples

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

Montgomery is rapidly growing and now recovering from pandemic closures. There's convenient shopping with major supermarkets close by. The city of Conroe is also becoming a fun place to dine and visit. Lake Conroe offers lots of recreation, and has convenient boat storage for boating toys!

Great restaurants and shopping galore - from the Woodlands Mall to outlet mall shopping and downtown Montgomery shops . Local dining places as well as all the usual chain spots! Tony's just across from April Sound is a must!

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

No, in fact, all the window treatments, fans and appliances (including refrigerator) stay with the home. A few furniture items may be available for purchase with home; contact our agent if interested.

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

Washer and dryer can stay or will be donated. While they still work, they are quite old and we're ready for an upgrade. 😊

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

2021 New Roof

2020 New Water Heaters

2019 Microwave

2017 Dishwasher

House air conditioning has 3 units Components changed as needed; 'upstairs unit replaced about 7 years ago. SWAT Air has been our provider and will provide documentation for all servicing (semi-annually for 10+ years and as needed)

What is your average electric bill? \$150-200 month

What is your average gas bill? \$55.00 month

What is your average water Bill: \$45.00 month

When did you last (rough date of service MM/YY)...

Service the HVAC system: 3/2021

Service the water heater:06/2020

Service the dishwasher: replaced

Have pest control services: Fall2020

Has this home ever been...

Y / N Flooded?

Y / N Had mold remediation?

Y / N Had foundation repairs?

Y / N Had roof repairs?

Y / N Had fire repairs?