

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

2318 Jackson Street, Houston, TX 77004

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

The location was perfect and the space was perfect, a private bath for every bedroom! Close to everything in the growing and bustling midtown and EaDo neighborhoods (Walking distance to sports stadiums and discovery green). Proximity to downtown and freeways was major plus and having our own private drive for guests and not having to deal with crowded communal drives and street parking.

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

Private baths for every bedroom. Location. Newly remodeled with large master walk-in closet and premium counters/floors. 2nd floor balcony is a great extension of the living space and ideal for entertaining. Private driveway is a rarity in this locale. Electric Vehicle charger and Generator inlet upgrades. Lots of natural light and pleasant backyard space.

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

Neighbors are great, will miss them a lot! Baldwin Park & Discovery Green are only a short walk away and the bike paths nearby that connect to buffalo bayou and heights hike and bike are awesome! Midtown and EaDo are one of the most walkable neighborhoods in Houston.

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

Baldwin Park & Discovery Green. Gypsy Poet (Pizza), under the radar/8th wonder breweries, 13 Celsius wine bar. Midtown bar district. River Oaks shopping district.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	120	80
Average Gas Bill	30	50
Average Water Bill	30	30

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	13	13
Furnace	13	13
Water Heater	3	
Dishwasher	13	
Garbage Disposal	3	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
repainted entire interior (walls, trim, doors)	2018
upgraded tile on 1st floor & laundry room	2018
Upgraded stair handrails	2018
Replaced carpet on third floor with wood floors. Refinished all other wood floors	2018
smart lighting and HVAC thermostats, Electric vehicle charger and portable genera	2018
replaced all kitchen and bathroom countertops with quartz, replaced sinks/faucet	2018
New refrigerator	2018
Extended Master closet	2018
Upgraded tile, shower glass, sinks/faucets in master bath	2018
Refinished kitchen cabinets, new Kitchen backsplash, and open concept shelving	2018

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:

Garage Gym Equipment, live edge shelf on 2nd floor dining, entryway Ring security camera, Bose Satellite speakers