

BUYERS WANT TO KNOW

ADDRESS: 13819 Kellerton Ln., Cypress, TX 77429

Does your home have a Home Warranty? If so, please provide name & number:

No

Please provide any recent updates: Remodeled kitchen and front walkway.

Previous Year's Tax Amount: \$6,564

What is the age of the:

A/C: 2 months

Heater/Furnace: 2 months

Unit 2: 2 years

Unit 2: 2 years

Water Heater: 2 years

Dishwasher: 2 years

Carpet: NA

Other Flooring: Tile floor, 13 years, Engineered Hardwoods, 13 years

Interior Paint: 2 Years & 13 years

Exterior Paint: Various over the years. Some parts over 13 years

Roof: 3 years

Stove: 2 years

Oven: 9 years

Fence: 4 years

Built-in Micro: 9 years

Pool/Spa: Na

Pool/Spa Equipment: NA

What is covered by HOA Maintenance Fee? Trash & recycling, neighborhood beautification

Average Utilities:

Electricity: High \$200 Low \$98

Gas: High \$107 Low \$27

Water: High \$124 Low \$48

Schools: Elem: Hamilton Elementary Middle: Hamilton Middle School

High School: Cy-Fair High School

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

Sterling ASI

Community Manager: Goldie Hassan

goldie@sterlingasi.com

832-678-4500

Annual Dues: \$999

Interview with the Sellers

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

- We had lived in Longwood previously for eight years, loved it, and had to come back.
- We do not have children; however, we were aware of the great school system, and knew that it would always be a neighborhood high in demand.
- Most of all we loved the trees and the beautiful landscaping.

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

- Spacious master suite, including custom walk-in shower for two.
- Open concept kitchen and living room. Kitchen is newly remodeled with granite and quartz counter tops and matching appliances.
- Beautiful entertainment center with wine refrigerator.
- Office with French doors.
- Spacious upstairs Game room.
- Large, covered patio with pergola.
- All hardwood and tile floors.

3. What do you like best about your neighborhood?

- The trees and beautifully landscaped neighborhood.
- Miles of walking trails.
- The golf course.
- Location half-way between Highway 249 and 290.
- Friendly neighbors.

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

- PG-Fit Gym
- Creekwood Grill, Lazy Dog Café, Café Zun, Zun
- Splash of Sass
- HEB & Kroger Grocery Stores
- Ace Hardware