

SECURITY SYSTEM: Y/N

SYSTEM OWNED: Y/N MONITORED BY: Not On

ALARM CODE: _____

In the Seller's Words

WHO KNOWS YOUR HOUSE BETTER THAN YOU? NO ONE!

PLEASE ANSWER THE FOLLOWING QUESTIONS IN DETAIL, TO ASSIST IN THE MARKETING OF YOUR HOME.

1. WHAT MAKES YOUR HOME A SPECIAL PLACE TO LIVE? WHAT WOULD YOU TELL A POTENTIAL BUYER?

The house is warm and charming with great natural light, plenty of space for kids with large bedrooms and closets, and a lovely landscaped back patio. It's also located in a can't beat location with great neighbors and lot of things to do within walking distance. With a 10-15 minute drive you can reach all of the best places in the city (Museum District, Heights, Downtown, Medical Center, Upper Kirby, Galleria) all while avoiding Houston's interstate traffic.

2. WHY DID YOU DECIDE TO BUY THIS HOME YOURSELF....SCHOOLS, AMENITIES, LOCATION OR CONVENIENCE?

Schools were a big factor. The house is zoned to Wilson Elementary, Lanier Middle School, and Lamar High School. Wilson and Lanier are in walking distance. It is also an easy drive to the best magnet high schools as well (Carnegie, Debakey, and HSPVA). Location was the other largest factor as described above.

3. WHY DO YOU LOVE LIVING HERE? WHERE THE THINGS YOU AND YOUR FAMILY ENJOYED THE MOST?

We love the nearby restaurant scene and all of the nearby parks and for the kids to play. Our toddler spent lots of time at the Cherryhurst community Center nearby as well. You can walk (or run) to the Bayou, and Jackson Dog Park. Our neighbors are friendly and helpful and we enjoyed be part of the community.

In the home we loved the big picture window in the livingroom, the open concept dining/livingroom for entertaining, and the large bedrooms. We spent many afternoons enjoying the weather on the back patio.

4. WHAT COULD YOU TELL A POTENTIAL BUYER ABOUT YOUR NEIGHBORHOOD?

Montrose is the best neighborhood in Houston in our opinion. It's just the right mix of residential and commercial with great shops, restaurants, and parks. But what puts it above others is it's central location and the easy drive to other great Houston locations. Also, all of the neighbors are warm and welcoming and proud of where they live.

5. WHICH FEATURES OF YOUR HOUSE WOULD EXCITE A BUYER? WHAT “HIDDEN FEATURES” OF YOUR HOME MIGHT A BUYER OVERLOOK, IF THEY SAW IT QUICKY? HOW DID THEY MAKE YOUR LIFE EASIER?

The thing that surprised me the most is the small but mighty kitchen. My best friend and architect/designer even commented on this. It is a small kitchen but all of the appliances are top of the line and it’s designed in such a way that there is ample storage and you can cook easily even for a large gathering. I cooked several family holiday dinners for 10+ people in that kitchen. The wet bar is also a great feature and we loved to display our favorite wine, spirits, and glassware. Although we preferred the open look, there are also doors that could be used to close the wet bar as desired. The balconies off of the secondary bedrooms were a favorite of my teenage daughter who used them regularly to get fresh air and sun. she also enjoyed the huge walk-in closet in the largest of the two secondary bedrooms.