

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

15118 Windsdowne Ln, Cypress, TX 77429

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

Established neighborhood with sidewalks and mature trees. House was perfect for us, well kept up and had a really nice pool for the Houston summers!

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

Large and deep pool with large deck; large attached garage; open bonus room over the kitchen for the kids; large family room

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

Very friendly neighborhood that has a good mix of age ranges. Neighborhood is very walkable with lots of nice homes and amenities. It's also half way between the commercial districts along 290 and 249, so you get twice the opportunities to find the things you need!

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

Cypress Park is really nice and well kept up. There's also a long bike trail that follows Faulkey Gully. We're not that far from the outlet mall for shopping. El Jimador is a really nice Mexican restaurant just down Telge Road.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	160	140
Average Gas Bill	20	60
Average Water Bill	80	40

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	12 years	3 months
Furnace	12 years	3 months
Water Heater	8 years	4 years
Dishwasher	existing with home	
Garbage Disposal	1 year	
Pool	existing with home	
Pool Pumps	5 years	1 year

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

UPGRADES / UPDATES	YEAR COMPLETED
Exterior and interior repainted, excluding closet and laundry room walls	2021
pool deck resurfaced; front door refinished; fence replaced; roof vents replaced	2021; 2021; 2019; 2021
buried line to house and circuit breaker panel replaced, surge protector added	2019
all downstairs drop lights replaced; kitchen plugs replaced; subway tile added	2021
kitchen faucet replaced; cabinets repainted, hardware added, carpet/pad replaced	2021
laminate floors added; upstairs hall bathroom redone; kitchen back door replaced	2021
seamless shower added; master and hall bathroom faucets/hardware replaced	2021
attic ladder upgraded; door knobs updated; downstairs toilets replaced	2021
street facing carriage lights replaced; upstairs bathrooms light fixtures replaced	2021
upstairs bathroom faucets/hardware replaced; cordless blinds & mirrors updated	2021

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: