

## *What Buyers Want to Know*

Property Address:	1219 Ventura Canyon Drive, Katy, TX 77494
Subdivision:	Falcon Point Estates - The Nest

Build Date	2001
Last Year's Taxes	\$ 6,600
HOA Name/Dues	Falcon Point HOA/\$980

### **What is the age of the:**

A/C Unit 1: Coil 2018/Condenser Unit 2020	Heater/Furnace 1: Unknown
A/C Unit 2: 2020	Heater/Furnace 2: Unknown
Water Heater: Unknown	Dishwasher: 2018
Stove/Oven: 2019	Cooktop: N/A
Microwave: N/A	Garbage Disposal: 2013
Carpet: 2019	Other Flooring: N/A
Interior Paint: Various	Exterior Paint: 2020
Roof: Asphalt Shingle 2018/Standing Seam Metal 2020	Fence: Steel Breezeway 2018/Cedar Privacy 2020
Pool/Spa: N/A	Pool/Spa Equipment: N/A

### **Are the following items gas or electric:**

Heater/Furnace: Gas	Water Heater: Gas
Dryer Connection: Gas & Electric	Oven: Gas
Cooktop: Gas	Fireplace: Gas

### **Average Utility Bills:**

Electricity High: \$160	Electricity Low: \$60
Gas High: \$50	Gas Low: \$40
Water High: \$140	Water Low: \$50
Trash: Part of MUD Fees	

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### **Schools**

Elementary: Rylander
Middle/Junior High: Woodcreek
High School: Katy

### **Recent Upgrades/Updates:**

- Asphalt shingle & standing seam metal roof
- Air conditioning units
- Downstairs bathroom & upstairs guest bathroom
- Cedar privacy & steel breezeway fence
- Upstairs carpet
- Kitchen appliances/sink/faucet/lighting/countertops/backsplash/paint
- 6" aluminum gutters with 3"x4" downspouts
- Interior & exterior paint
- Landscaping plants/lighting/gravel
- Fireplace mantel/surround/hearth
- Garage door & opener
- Various lighting/bathroom/ceiling fan fixtures

### **What have you loved about your home?**

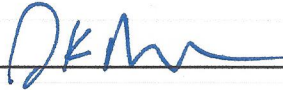
- Natural light from all the windows
- Zoned to great schools
- Quiet gated community
- Front & back covered porches
- Neighborhood trees
- Large kitchen
- Shaded backyard in the afternoon/evening
- Easy access to I-10 & SH-99
- Close to LaCenterra shopping & dining

Property Address:

### Seller's List of Exclusions

The following improvements and accessories are not available for purchase or negotiation. All items listed below will be retained by Seller and removed prior to delivery of possession of the property:

- Curtains
- Planters/pots in backyard & front porch
- Table in backyard
- Swings
- TVs
- Refrigerator
- Chalkboards
- Picture shelves in stairway
- Shelving unit in entryway

  
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Seller Signature

  
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Seller Signature

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Buyer Signature

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Buyer Signature