

## Homeowners' Questionnaire for 2006 Shadow Bend

What are your 10 favorite things about the house?

- The pool has been great for relaxation and exercise. It is deep enough to dive at 8.5 feet. The water feature and custom lights make it very special and relaxing to be outside.
- The backyard is beautifully landscaped with a sprinkler system. Shrubs and flowers were freshly planted after the freeze ready for the next owners to enjoy.
- The openness of the floor plan allows easy living and entertaining. There's openness and private spaces such as additional offices, workout room, private balcony.
- There's lots of rooms for all kinds of functions such as workout,, 4-6 bedrooms PLUS the room by the entry can easily be converted into a study/flex room.
- The schools in the neighborhood are some of the highest rated.
- Location provides fast access to major freeways such as 59 and 99 and closeby shopping and restaurants.
- Hardwood floors throughout.
- Recently updated granite in all bathrooms and kitchen makes the space easy to care for and more exquisite.

What family activities, special events or any positive things about living in the neighborhood?

- Golf course, food truck night at community center
- We go biking on the nearby trails. Lots of trees and wildlife so you don't need to leave to "get away". It's resort living with access to nature right outside the doorsteps. Mature trees and greenspace all around provides peace and serenity.

What are some great features or detail in the interior and exterior of home?

- Custom California closet in primary bedroom
- new hot tub, heated swimming pool, all updated countertops, new carpets installed in upstairs bedrooms
- Bathrooms have been updated in 2021. Upstairs master bathroom has frameless glass shower doors, new tiled floors, updated granite countertops, new large mirrors.
- Newly installed carpet in the upstairs bedrooms, tiled wet areas, hardwoods floors in all other areas.
- All new updated interior paint so the next owner can simply move in.
- Added contemporary chandeliers in various rooms including: living room, above staircase, breakfast room, secondary bedroom

What are some hidden features a buyer may overlook about your home?

- Custom lighting on timers throughout and how beautiful the back yard is especially at night with the light from the pool and lighting in the flowerbeds.
- Kitchen has under cabinets AND above cabinets lights for that custom look.
- French drains installed in extended patio for drainage.

- Utility room has room for an additional fridge where there are currently racks.
- There's space in the utility room located next to the powder room to expand into if you want to add a future shower.
- Sprinklers system front and backyards.
- There's a quiet space in the balcony off of the game room.

What are your favorite places for recreation, shopping or eating nearby?

- Nice neighborhood gym and community golf course, near to HEB grocery store and upscale steakhouse Veritas in the neighborhood
- Brazos River Park is close by with extensive trails, runners paradise, great long hikes, wildlife to discover, festivals throughout the year. It has frisbee golf.

## List of Maintenance /Repairs

Property Address: 2006 Shadow Bend

Age of the following items:

A/C: Unit 1: 2016

Roof: 2006

Foundation: 2006

A/C: Upstairs condenser unit replaced in 2018    Oven: 2006    Heater/Furnace: 2006

Water Heater:    Water heaters new 2018 and 2019

Dishwasher: 2021 \_

Pool: New in 2015, 8.5 feet deep in the deeper end.

Other equipment/appliances (if applicable):

Paint Interior: Entire home including garage new paint in March 2022

Custom self-cleaning pool with travertine tile and fire pit added 2015, pool heater added in 2020 with external gas lines for fire pit and outdoor kitchen

new tile backsplash in kitchen, new tiled shower and floors in upstairs master bathroom

Extended expansive back covered patio 2015, new industrial outdoor fans and custom outdoor drapes added 2021

Outdoor custom lighting with timers in back yard added in 2021

New mature shrubs and landscaping front and backyards completely redone after storm in 2021

California Closet 2016

Wood flooring stairway and upstairs 2021

New tile upstairs balcony 2021

New Upstairs Air conditioning unit 2019

New self-cleaning Hot Tub with over 100 jets (\$15,000) added in 2020 (still under manufacturer warranty)

Updated all bathrooms and kitchen with new high grade granite

custom mirrored walls in upstairs gym 2021

Upstairs secondary master bathroom fully renovated (shower, flooring walls, fixtures, sinks, and mirrors)

New carpet in 2021 in all upstairs bedrooms

Large weight capacity Monkey Bar shelving system in garage 2015

Custom lighting fixtures throughout, chandelier in entry way, den, dining room and breakfast area.

New dishwasher in 2021

New sprinkler control system added in 2021 with a backup new one still in the box on the shelf in the garage

New motor for pool cleaning system added in 2020

New bathroom sinks, faucets and countertops in master bedroom

**Average utilities**

Summer:      gas      \$ \_\_\_ 80 \_\_\_      water      \$180      electric \$ 350

Winter:      gas      \$ \_180 \_\_\_\_\_ water      \$100      electric \$120