

## Seller's Extra Information Sheet

7619 Marburg Ct, Sugar Land, TX 77479

1. Seller's highlights about the house:
  - Resort-style pool + hot tub with premium pebble tec surface, can be configured to connect to smart phone control. Pool parts updated in 2021.
  - Vivint home security (local) including door/window chimes, doorbell camera, touch screen control panels, no monthly fee (can be upgraded to connect to local police station with a fee).
  - Major appliances (fridge, washer, dryer) newly purchased in 2021, and other appliances/home parts upgraded in 2021 (breakers, light fixtures, mirror, faucets, shower heads, alarms, etc.)
  - HVAC major maintenance (coolant, capacitor, outside units deep clean) done in 2021
  - Exceptional insulation
  
2. Seller's opinion about the neighborhood:
  - Next to trail
  - 5 minutes to the cornerstone elementary (10/10) and close to excellent middle and high school
  - HOA facility includes playground, basketball, and tennis courts (all walking distance from the house), 2 pools and 1 gym
  - Walking distance to the basketball playfield
  - Nice neighbors
  
3. Why do the sellers move
  - Job relocation
  
4. Utility bills:
  - Electricity: Winter \$100- Summer \$300
  - Gas: Winter \$40 Summer \$20
  - Water/Sewage/Trash: \$120
  - Internet: \$50 (Support fiber, current home internet wiring allows 1G speed)