

4414 Blossom St Seller Information Sheet

List of Upgrades / Special Features

Please share any upgrades (along with approx. dates) or notable changes made to the home in addition to the special features you'd like our prospective buyers and buyer's agents to know.

- Keyless door locks on front and garage doors – Jan 2022
- 20 amp plug added to 1st level bedroom for treadmill
- Removed old/dated landscaping in front yard and replaced with grass – October 2021
- Fireplace/TV area, full remodel - April 2022
 - o Brick facade fireplace bump-out
 - o New custom mantle & floating shelves
 - o Updated and painted cabinets on both sides of fireplace - all new doors (soft close), added modern door pulls, new counter top to match other wood elements
 - o Electrical and TV connections added on fireplace bump out to hide cords.
- New paint (walls, doors, trim and sills) – April 2022
 - o front entry 1st level
 - o stairway to 2nd level
 - o all of 2nd level
 - o stairway to 3rd level
 - o landing area on 3rd level.
- New faucets – master bath, 2nd level half bath - May 2022.
- New bathroom vanity light fixtures – master bath and 2nd floor half bath - May 2022.
- Exterior light fixtures painted (matte black)
- Heavy duty garage storage (Husky)
- New refrigerator - Jan 2022

What You Love About The House/What You Want People To Know

Please share with me what you love most about the house and what you hope people understand about the home. Be sure to explain what attracted you to the home and why you purchased.

- Newly remodeled living room fire place area
- Large windows on 2nd floor lets in ample natural light; large crape myrtle in front of the house provides privacy without blocking light (beautiful view when in bloom!)
- More large windows in master bedroom on 3rd floor – same crape myrtle again provides privacy without blocking natural light
- Large master suite with a sizable nook for reading/relaxing/home office area
- Great neighbors who all own and take care of their property (and no HOA!)
- Very walkable neighborhood:
 - o 1.3 miles to Memorial park (straight shot down Blossom)
 - o .75 miles to Bayou trails
 - o Restaurants/coffee shops within walking distance
- Close to everything, but feels like a quiet neighborhood:
 - o .3 miles to gas
 - o .3 miles to Walgreens
 - o .6 miles to HEB or Sprouts
 - o 11 miles to Hobby
 - o 4 miles to downtown
 - o 3 miles to Costco
 - o 3.9 miles to The Galleria

Miscellaneous Repairs of the Home

Please list any repairs (roof, plumbing, foundation, electrical, pool, a/c system, etc.) and approximate dates.

See inspection report

Gate latch was fixed

Home Maintenance and Operations

Please provide as many details about your home and its maintenance / operations.

Utilities

	PROVIDER	AVG BILL (12mos)	RANGE (low - high)
GAS	Center point	\$35/mo	\$30 - \$60
ELECTRIC	Just Energy	\$185/mo	\$130-\$225
WATER	City of Houston	\$40/mo	
OTHER			

Maintenance or Service Providers

LAWN		\$	/per	
POOL		\$	/per	
ALARM	Smith Thompson	\$330	/per	Year
PEST CONTROL		\$	/per	
OTHER		\$	/per	

HOA Information

ASSESSMENTS \$N/A monthly \$N/A annually

Amenities / services included

Systems Information

HVAC SYSTEM	Age:	8 years _____	If replaced, warranty?	_____
HVAC SYSTEM	Age:	_____	If replaced, warranty?	_____
HVAC SYSTEM	Age:	_____	If replaced, warranty?	_____
HVAC SYSTEM	Age:	_____	If replaced, warranty?	_____
WATER HEATER	Age:	_____	If replaced, warranty?	_____
WATER HEATER	Age:	_____	If replaced, warranty?	_____
WATER HEATER	Age:	_____	If replaced, warranty?	_____
WATER HEATER	Age:	_____	If replaced, warranty?	_____
OTHER	Age:	_____	If replaced, warranty?	_____
OTHER	Age:	_____	If replaced, warranty?	_____
OTHER	Age:	_____	If replaced, warranty?	_____
OTHER	Age:	_____	If replaced, warranty?	_____

V Other Helpful Information

There is wiring to add ceiling speakers on the 2nd floor, and 3rd floor.
