

19523 Rock Quillwort Rd 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.

• Plantation shutters on the front of the house.



C. Harris Benson

2001 Kirby Dr. Ste. 600 Houston, TX77019 Direct 713.299.3015 Harris.Benson@elliman.com

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.

We love this house and everything it has to offer. We were attracted to the beautiful Bridgeland neighborhood and the amazing opportunity for outdoor living with direct access to a walking trail that leads directly to Dragonfly park (including a dog park, gym, and pool) and local schools.

We love the curb appeal of the home with the beautiful porte cochere and 3 car garage. Once inside, the house is light and bright with large windows overlooking the patio and expansive backyard. The kitchen is perfect for entertaining and the large island has hosted several holiday gatherings over the last year. Major bonus is all of the kitchen storage!

One of the biggest things we love about this house is the first floor living. We have a dedicated mother-in-law suite on the opposite side of the house and an office that is perfect for working from home.

<u>liscellaneous Re</u>	pairs of the Hom	<u>1e</u>				
lease list any repa	rs (roof, plumbing	, foundation, ele	ctrical, pool, a/c	system, etc.) an	d approximate	dates.
<u>N/A</u>						

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Home Maintenance and Operations

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

Utilities

	PROVIDER		G BILL mos)		R.A	NGE	(low - high)
GAS		-	•				
	CenterPoint Energy	\$78	30/year		\$4	0 - \$75	
ELECTRIC							
MATER	Direct Energy	\$15	500/year		\$7	5 - \$150	
WATER	Inframark	\$1 (000/year		\$ 2	5 - \$90	
OTHER	IIIII aiiiai k	<u> </u>	ooryear		40	3 - 490	
	Trash & Recycling included with water						
ntenance or Service	<u>Providers</u>						
LAWN			\$ 175	/	'per	Month	
POOL	Lawn Love	·	\$		'per		
ALARM	ADT		\$100		'per	Month	
PEST CONTROL	ADT		\$ 700		per (Year	
OTHER		<u> </u>	\$	/	'per		
<u>Information</u>							
ASSESSEMENTS	\$	_ monthl	у	\$ 2400)	anr	nually
enities / services inclu	ded						
Access to all play	grounds across Bridge	land, poo	ls in Lakel	and Villag	ge, Pa	arkland V	illage and fut

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Prarieland Village, gym, basketball courts, tennis courts, dog parks, boat house, bird watching tower,



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Systems Information

HVAC SYSTEM	Age:	1 year	If replaced, warranty?	
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WATER HEATER	Age:	1 year	If replaced, warranty?	
WATER HEATER	Age:		If replaced, warranty?	
WATER HEATER	Age:		lf replaced, warranty?	
WATER HEATER	Age:		lf replaced, warranty?	
OTHER	Age:		If replaced, warranty?	
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ther Helpful Information				

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