



BUYERS WANT TO KNOW

ADDRESS: 12331 Westmere Dr. Houston, TX 77077

Does your home have a Home Warranty? If so, please provide name & number: NA

Please provide any recent updates: Remodeled every room in the house in some capacity. Brand new kitchen/wine bar, New Quartz Countertops, PEX plumbing in kitchen, fully redone master bathroom, new cased opening for office, all windows replaced in 2019, all new landscaping, added paver patio sitting area to front, and paver patio storage area beside garage, new common area tile flooring, painted all walls, doors, trim, and updated can lighting to LED. Garage foundation repaired and leveled. Added exterior Mosquito system and drainage system. Replaced interior light fixtures. 2020 New Ceiling Fans.

Previous Year's Tax Amount: \$6,400.00

What is the age of the:

A/C: _____	Heater/Furnace: _____
Unit 2: _____	Unit 2: _____
Water Heater: _____	Dishwasher: <u>3 yrs old</u> _____
Wood Flooring: _____	Tile Flooring: <u>1 year old</u> _____
Interior Paint: <u>1 yr old</u> _____	Exterior Paint: <u>2.5 yrs old</u> _____
Roof: <u>14 yrs old</u> _____	Stove: <u>1.5 yrs old</u> _____
Oven: <u>3 yrs old</u> _____	Fence: _____
Built-in Micro: _____	Pool/Spa: _____

Pool/Spa Equipment: _____

What is covered by HOA Maintenance Fee? Pools, Tennis Courts, median landscaping, neighborhood parades, etc..

Average Utilities:

Electricity:	High <u>180</u> _____	Low <u>50</u> _____
Gas:	High <u>100</u> _____	Low <u>20</u> _____
Water:	High <u>350</u> _____	Low <u>75</u> _____

Schools: Elem: Ashford Elementary Westbriar Middle School Middle: _____
High: Westside High School

HOA NAME, PHONE NUMBER, & ANNUAL DUES: Ashford Community Association - \$750 dues

Interview with the Sellers

1. Why did you decide to buy this home for yourself?

We purchased this home for the potential of the home itself and the potential of the neighborhood. The backyard is great for our dog, and the floor plan worked with our desire to entertain friends.

2. What do you think are the best features of your home?

The Kitchen and Wine Bar. It was designed by a Chef, for a Chef.

3. What do you like best about your neighborhood?

Friendly neighbors & far enough from the loop to be "suburban" but close enough for a night out

4. What are your favorite places for recreation, shopping and eating nearby?

The Hershey park and bayou access within walking distance is amazing. Georges Pastaria is a neighborhood staple, along with great local Mexican food dives on Memorial Dr. with La Hacienda, Ninfas, and Los Tios. Club Westside is 5 minutes down the road, and Pine Forest Country Club is only a 15 minute drive. There is any retail shopping that could be desired on Westheimer within 10 minutes. Kroger is within walking distance, and HEB is a 4 minute drive.