

In the Seller's own words:

Address: 2302 Ross St. Waller, TX 77484

What was the deciding factor when you purchased this home?

Charm & character of home, location, nice size fenced yard, good sized garage.

What do you feel are the best features of your home?

Charm & character of home, nice fenced yard & landscaping, beautiful old historic trees, location, quiet neighborhood, spacious garage.

What are your favorite neighborhood amenities?

Fiber optic internet, close to schools, quiet neighborhood

What are some of your favorite local places to dine & shop?

Eji's on Main Street, Waller Nail Shop, Saving Face esthetician (facials, skin care)

Average Monthly Bills:

	Summer:	Winter:
Average Electricity Bill:	\$300	\$150
Average Gas Bill:	N/A	
Average Water Bill:	\$100	\$100
Average internet Bill:	\$55	\$55
Average _____ Bill:		
Average _____ Bill:		

How Old are These Items:

Air Conditioning:	new- August 2022
Furnace:	new- August 2022
Water Heater:	October 2021
Dishwasher:	new- February 2023
Garbage Disposal::	2019
Pool:	N/A
Pool Pump(s):	N/A
Roof	August 2022

In the Zeffers' own words:

Improvements/Updates:

Year:

New Roof w/ 30 year shingles- 2022	Added 2nd bathroom- 2019
New heat & AC System- 2022	Gravel driveway- 2023
Update Alarm system- 2023	Walkway & flower bed borders- 2022
4 Camera Video System- 2022	All interior & exterior doors & windows wood trimmed- 2022
New Kitchen Tile Counter tops- 2023	New stove, microwave & dishwasher- 2023
Half of windows updated- 2012	Plumbing updated- 2021
Remaining windows updated- 2023	New baseboards & other wood trim- 2023
New vinyl plank flooring- 2023	All new faucets & fixtures- 2023
Replaced & enlarged front porch- 2018	All new interior paint- 2023
Added back deck- 2022	
Hardie plank siding w/ plywood underlayment- 2015	
reinsulate exterior walls- 2015	
All new plugs & light switches & fixtures- 2023	

Anything Else You'd Like a Buyer to Know:

- All the exterior walls have wood plank boards under the sheet rock, as well as all the tall ceilings have wood planks under the sheet rock.
- All exterior walls that have hardy plank siding have plywood underneath the siding.
- All of the added wood makes this a very structurally strong and well built house.
- The original framing wood is old style true size, very hardwood, not your typical yellow pine matchbox house.
- Great location, close to 290, close to Waller schools and downtown Waller
- Attic is tall & spacious easy to stand & walk to store stuff.
- Neighborhood is typically very quiet, no problem neighbors.
- Big open play field across the street.