

1. What are the top 3 reasons you decided to buy this home?

- (1) GREAT LOCATION -Close to freeway, short commute to Medical Center, Downtown, Rice University, University of Houston and St. Thomas University. Near the Museum district and Hermann Park. Walking distance to some of the best restaurants, grocery stores and shopping Upper Kirby/Rice has to offer.
- (2) Quiet street and away from traffic noise and friendly neighbors.
- (3) Good public schools in the neighborhood- Lamar Highschool, Lanier Middle School, Poe Elementary.

2. What are the 3 best features of this home, in your opinion?

- (1) One-story construction, with generously sized rooms. Great natural lighting everywhere.
- (2) Most of the major systems in this house have been replaced or repaired in recent years. Hence there will be minimal maintenance costs going forward. (The water pipes replaced (4 years ago), Sewer lines replaced (4 years ago), Double-pane windows installed (11 years ago), the kitchen was entirely remodeled and enlarged (3 years ago), the bathrooms were renovated with new tiles and cabinets (8 years ago), the shower in the master bath was rebuilt entirely (3 years ago), new cabinets installed in the closets of the master bed room and one other bed room.
- (3) Screened sunroom on the deck in the back of the house to enjoy the outdoors when the weather permits. (4 years ago)
- (4) Good potential for value appreciation.

3. What do you like most about living in this area?

Convenient location, nice cozy house. Safe neighborhood. Great tree-lined streets in the neighborhood for evening walks.

4. Are there any places nearby you would recommend (parks, restaurants, stores, etc.)?

Grocery stores: HEB, Trader Joe’s, Whole Foods. Target. Rice University Farmers Market,
 Restaurants: Numerous good restaurants of various cuisines within a two-mile radius.
 Herman Park and Miller outdoor theater are about two miles away.

5. Is there anything else important or special about your home that buyers should know?

Good sized lot with two large oak trees. Land value covers most of the asking price.

What are the approximate utility costs for your home?

- **Electricity:** Summer average: \$200 Winter average: \$45
- **Water:** Summer average: \$130 Winter average: \$35
- **Gas:** Summer average: \$25 Winter average: \$125