

IN THE

Sellers' Own **WORDS**



Please list any updates/upgrades made to the property.

UPDATES/UPGRADES	COST	YEAR
<i>PEX Tubing (whole house)</i>	<i>\$16,000</i>	<i>'22</i>
<i>Installed Plantation Shutters</i>	<i>\$11,000</i>	<i>'22</i>
<i>Double-paned Windows (Family/Breakfast)</i>	<i>\$5,000</i>	<i>'22</i>
<i>New Front Door</i>	<i>\$1,500</i>	<i>'23</i>
<i>New Front Door Coach Light Fixtures</i>	<i>\$200</i>	<i>'23</i>
<i>New Formal Dining Light Fixture</i>	<i>\$300</i>	<i>'23</i>
<i>New Formal Living Room Light Fixture</i>	<i>\$100</i>	<i>'23</i>
<i>New Carpet in Bedrooms</i>	<i>\$3,000</i>	<i>'23</i>
<i>New Water Tank (big enough to accommodate pool)</i>	<i>\$2,000</i>	<i>'21</i>
<i>Dozens of Trees Removed (At least 40)</i>	<i>\$25,000</i>	<i>'21 - '23</i>
<i>Fresh Paint throughout the home</i>	<i>\$2,000</i>	<i>'23</i>
<i>Added AC vents & Upgraded AC Tubing (2 ac units)</i>	<i>\$3,000</i>	<i>'21</i>

Why did you decide to buy this home for yourself?

Lots of room for a big family, a huge yard, a quiet neighborhood, an excellent school district, and lots of trees

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

So much natural light, a wide open kitchen and family room area, huge rooms and closets, clear views of the backyard from anywhere, a huge garage, an extra guest room, and bath

What do you like best about your neighborhood?

Super low Tax Rate, the best neighbors in the world, #1 school district in the state, peaceful and quiet neighborhood

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

HEB, Texas Roadhouse, Lupe Tortilla, the Palladium