

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

2350 Binley Dr, Houston, TX 77077

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

Location. Shares the neighborhood with The Village School, a premier Private School in the Greater Houston area. Close proximity to major roadways, but far enough off to be quiet - easy access and peaceful.

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

Completely remodeled to reflect modern tastes, styles and needs - open floorplan with large picture windows onto large lot with well-maintained mature trees. This is the best of both worlds: up-to-date within a lush landscaped setting. Home office with full bath provides a modern essential for today's remote work environment. The large lot offers multiple options for entertaining/recreation.

3. Tell me what you like best about your neighborhood?

Perfectly located for city or suburb access with wonderful facilities (pool, walking trail, furnished park and tennis courts). Neighborhood has ~1/3 the number of homes the developer initially planned, therefore the community is cozy with friendly neighbors, but not intrusive - the pool was built for a much larger development, therefore is always welcoming!

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

Energy Corridor dining, City Center shopping and dining, George Bush Park, Memorial City shopping and dining.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill		
Average Gas Bill		
Average Water Bill		

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	13 years	N/A
Furnace	13 years	N/A
Water Heater	9 years	N/A
Dishwasher	2 years	N/A
Garbage Disposal	1 year	N/A
Pool	N/A	N/A
Pool Pumps	N/A	N/A

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Privacy fencing and french drain	2017
Wrought iron fencing with remote access	2021
Lawn sprinkler system	2021
Fresh paint	2023

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

No items in the reference list attached to the real property are excluded.