

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

6 East Trillium Circle, Spring Tx 77381

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

I loved the look of it, the big, open entry hall, the high ceilings with

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

The beautiful oak trees, the all brick exterior, high ceilings with crown molding, lots of windows, bamboo wood floors, big roomy kitchen with lots of cabinets and a nice sized pantry, large utility room, the master suite is downstairs with only an attic overhead so it's totally insulated from noisy kids upstairs, I love the big master bathroom with two separate vanities, also, the separate toilet area, and a really big master close

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

It is really convenient to the walking trail, about a minute to cross the road and there you are, Mystic Lake is also just across the street - a lovely, quiet place to have a relaxed cup of coffee and listen to the water gurgling over the wall. One grocery store within walking distance, and several others within a few minutes drive. The Woodlands High school and the Bear Branch Rec Center and YMCA all walking distance. Safe.

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

Cochran's Crossing and Alden Bridge Villages for shopping, numerous restaurants locally. Great walking/biking trails and swimming and workouts at the Bear Branch Recreation Center and YMCA. Just down the road a few minutes access to all the shopping you want, Marshalls, Ross, Academy, etc.

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	170	140
Average Gas Bill	40	90
Average Water Bill	65	65

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	11 years	7 years
Furnace	unknown	
Water Heater	unknown	
Dishwasher	unknown	
Garbage Disposal	unknown	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
New Bamboo floors to most of the downstairs area	2021
New Italian Empava Gas range top	2021
New Hauseman kitchen vent hood with LED lighting	2021
Driveway partially resurfaced	2022
Interior Painting	2022
2 inch window blinds in some rooms	2022
New Evaporator Coils in one of the AC Units, 10 year guarantee	2023
Landscaping in back garden	2022 and 2023
Kitchen and Bathroom cabinets repainted	2023
Granite countertops in both bathrooms	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:

LG Stainless Steel refrigerator  
Westinghouse Washer and Dryer