

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

2202 Thicket Ridge Lane, Houston, TX 77077

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

We loved the crisp, clean feel of the house with a perfect pool for kids. We loved the neighborhood's amenities including the large pool and tennis courts.

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

Large rooms, updated kitchen, area for exercising and working out. We also installed a new (and highly reliable) generator that can power the entire house. The pool is the perfect size for a family with children.

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

Our neighbors! We have great neighbors on all sides. Frankly, that was one of the hardest things about moving away. We loved the neighborhood's amenities including the large pool and tennis courts and HOA sponsored activities. The neighborhood is also very convenient for working in both the Energy Corridor and Memorial City.

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

Our favorite restaurant is Sylvia's on Eldridge. We also like the international flavor of all the restaurants surrounding the neighborhood.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	Approx. 500	Approx. 300
Average Gas Bill	Approx. 50	Approx. 400
Average Water Bill	Approx. 500	Approx. 250

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	Approx. 12 years	Approx. 12 years
Furnace	Approx. 12 years	Approx. 12 years
Water Heater	Approx. 12 years	Approx. 12 years
Dishwasher	Unknown	
Garbage Disposal	Unknown	
Pool	Unknown	
Pool Pumps	Unknown	

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

UPGRADES / UPDATES	YEAR COMPLETED
New generator	2022
New lighting including can lights	2023
New bookshelves in master and office	2021
New security system	2023
New landscaping	2023
Freshly painted areas of the house	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 exclusions. Refrigerator, washer, dryer, water softener, etc. are included.