

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

6402 Black Hills Trail, League City, TX 77573

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

I thought it was beautiful and a great house for entertaining family and friends. Also, several golf courses nearby!

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

All of the living spaces, pool and spa, over-sized garage and upstairs apartment

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

Neighbors and community are fantastic - great family atmosphere, close to stores/food. Also, several golf courses nearby!

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

HEB, Baybrook Mall, Magnolia Creek Golf Course, Timbercreek Golf Course

## 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	5 years	
Furnace	5 years	
Water Heater	5 years	
Dishwasher	5 years	
Garbage Disposal	5 years	
Pool	5 years	
Pool Pumps	5 years	

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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

UPGRADES / UPDATES	YEAR COMPLETED
Whole home custom blue tooth speaker system	2019
Wood grain tile floors throughout downstairs	2019
Aluminum lifetime gutters installed	2019
Natural Gas Generator	2022
Exterior Security Camera System	2019
In Garage: Extra 110V plugs, LED shop lights	2019
In Garage: Full bathroom downstairs with hot/cold water	2023
In Garage: Upstairs living space with two rooms, sink and mini-split (heat & cool)	2023
Additional natural gas meter for pool/spa	2019
Custom iron front door installed	2019

## 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:

All refrigerators in house and garage (5), living room TV, garage TV and TV mounts (2), washer and dryer