

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

1640 Cecina Street, League City, TX 77573

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

Location near family, 55 plus community, liked the open floor plan and overall size of the home and the large lot for playing with the grandchildren.

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

Whole house generator. Leaf guard system on gutters. Large Lot, Spacious rooms. Kitchen has lots of cabinets, double oven and island. Double car garage. Large master suite. End of Cul de Sac. Quiet.

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

Limited Access. Quiet. Friendly people.

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

Home Town Heroes Park across road from entrance to the Village. 2 miles to Grocery stores, 1 block from entrance to a pharmacy. Victory Lakes shopping and restaurants 3 miles.

## Useful Property Information

### 5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$110 Budgeted per month	
Average Gas Bill	\$25	\$35
Average Water Bill	\$150 incl Trash & Recycl & Sewe	\$55 incl Trash & Recycl & Sewer

### 6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	6 years	
Furnace	6 years	
Water Heater	5 years	
Dishwasher	15 years	
Garbage Disposal	3 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Whole House Generator	2011
Carpeting Updated in Bedrooms and Wood Floor in Office	2015
Added Wall Tile to Under High Bar	2015
Added Leaf Filter system to gutters	2020
New Fence	2020
Painted Exterior of Home	2018
HVAC System Replaced	2017

## 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:

Weber Natural Gas Grill
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