

BUYERS WANT TO KNOW

ADDRESS: 519 Briar Knoll Drive

Does your home have a Home Warranty?

Yes – First American Home Warranty Phone: 800-992-3400

Please provide any recent updates: Primary bathroom remodel (2023), second floor hallway recessed lighting (2022), new backyard perimeter cedar fencing (2021), full remodel of first floor (2018) includes tankless water heater, PEX plumbing, custom built-ins, plantation shutters, wine fridge, large kitchen island, baseboards, lighting, fixtures, hardware, undermount cabinet lighting and power, undermount cabinet USB power, front door, laundry room, additional breaker box, exterior lighting, and more.

Previous Year's Tax Amount: \$10,164

What is the age of the:

Heater/Furnace/A/C:	<u>approximately 10 years old, 1 unit</u>
Water Heater:	<u>6 years, 1 unit</u>
Dishwasher:	<u>6 years</u>
Carpet:	<u>6 years</u>
Other Flooring:	<u>6 years</u>
Interior Paint:	<u>Various painting done throughout the past 6 years</u>
Exterior Paint:	<u>Various painting done throughout the past 6 years</u>
Roof:	<u>in excess of 8 years</u>
Stove:	<u>6 years</u>
Oven:	<u>6 years</u>
Fence:	<u>3 years</u>
Microwave:	<u>6 years</u>
Pool/Spa:	<u>N/A</u>
Pool/Spa Equipment:	<u>N/A</u>

Average Utilities:

Electricity:	High: <u>\$350</u>	Low: <u>\$150</u>
Gas:	High: <u>\$150</u>	Low: <u>\$30</u>
Water:	High: <u>\$100</u>	Low: <u>\$30</u>

Schools: Nottingham Elementary School
Spring Forest Middle School
Stratford High School

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

Nottingham Forest Home Owners Association, Phone: 713-466-1204, Annual dues: \$650

What is covered by HOA Maintenance Fee? Neighborhood security patrol, common areas

Interview with the Sellers

519 Briar Knoll Drive

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

- a. Spring Branch ISD school district
- b. We wanted to live in the high school zone to attend Stratford High School
- c. Proximity to elementary school to walk and ride bike to elementary school
- d. Exceptional location – close to everything!
- e. Mature trees, quiet and safe neighborhood, quiet street
- f. Well-built home

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

- a. Quality of construction
- b. Large rooms
- c. Mature trees
- d. Quiet street
- e. All bedrooms upstairs
- f. Multiple living areas downstairs
- g. Large island kitchen
- h. Extensive storage/cabinets
- i. Attached garage

3) What do you like best about your neighborhood?

- a. Small-town feel, walkability, close to trails and parks
- b. Family-oriented Oodles of kids walk and ride bikes to school.
- c. Quick access to grocery stores, restaurants, schools, and Memorial Athletic Club
- d. Amazing neighbors who take pride in their homes

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

- a. Memorial Athletic Club
- b. Terry Hershey Park and trails
- c. Restaurants: Ninfa's, Hungry's, Mod Pizza, Beck's Prime, Pinto Thai, Fuzzy's Pizza, I Fratelli, George's Pastaria, Sylvia's Enchilada Kitchen
- d. Shopping: Town and Country Village, Memorial City Mall, shopping throughout west side of Houston, Galleria, Post Oak area