

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

14906 Harvrene Drive, Cypress, TX 77429

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

Lennar built home with vaulted ceiling, open floor plan, large rooms, plenty of large closets, storage area under stairway, beautiful large lot, Telge Park only 1 block away, and Elementary, Middle, and High School within 3 miles. Easy access to Highway 290. Very well-maintained subdivision.

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

Large front entry, family room, kitchen, dining room, all with views of large backyard and large windows in every room. Light and open ambiance. 5 bedrooms and 3 full baths. Great view from upstairs balcony. Located on Cul de sac. Privacy.

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

Friendly neighbors, Telge Park, active HOA, proximity to several medical centers/hospitals on Highway 290, Cy-Fair Fire Station #3 that is 1 mile away, Constable patrol car presence, and a feeling of security.

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

Telge Park, 1 block away, 111 acres with wetland habitat, creek, nature trails, fishing, picnic area, well equipped playground and well maintained restrooms. Nearby shopping at Spring Cypress, Barker Cypress, and Outlet Mall, and Willowbrook Mall. Many quality restaurants, from very casual to more formal. La Hacienda and Creekwood Grill on Telge are close by favorites for the whole family, plus many more

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$194 per mo. for year	
Average Gas Bill	\$65 per mo. for year	
Average Water Bill	\$91 per mo. for year	

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	HVAC 16 SEER - 1 year	14 SEER - 9 Years
Furnace	See A/C	See A/C
Water Heater	10 years	
Dishwasher	9 years	
Garbage Disposal	2 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Pavestone Patio, walkway, Pergola at back door, and fountain	
Flagstone 2nd Patio	
Front Yard Landscaping bed border stones, decorative large rocks at driveway	
French Drain from back yard to curb with 3 drain baskets	
Pavestone walkway from driveway to front door	
Master bathroom redo with new shower, tub, and decorative stone	
Vinyl plank wood grain flooring in all rooms, except 3 upstairs bedrooms	
Updated kitchen with Quartz countertops and island, painted cabinets	
Built-in Microwave/Convection Oven; built-in oven and stovetop	
New paint on all walls, woodwork, ceiling vents, and garage	

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: