

In the Seller's own words:

Address: 3102 Valley View Trail, Katy, TX 77449

What was the deciding factor when you purchased this home?

Deciding to purchase our home was the excitement of building a new home and having a perfect sized home for our family.

What do you feel are the best features of your home?

Best features of our home are the size of our backyard and having a convenient 2nd floor laundry room.

What are your favorite neighborhood amenities?

Best amenity of our neighborhood is the 2 retention ponds with a walking path all around it. It's just over mile total.

We are very close to the brand new HEB off Morton Road. Asian town is just 2-3 miles away.

Average Monthly Bills:

	Summer:	Winter:
Average Electricity Bill:	<u>\$204.00</u>	<u>\$110.00</u>
Average Gas Bill:	<u>\$30.00</u>	<u>\$45.00</u>
Average Water Bill:	<u>\$115.00</u>	<u>\$98.00</u>
Average Lawn Care Bill:	<u>\$35.00</u>	<u>\$35.00</u>
Average _____ Bill:	_____	_____
Average _____ Bill:	_____	_____

How Old are These Items:

Air Conditioning:	<u>3 years</u>
Furnace:	<u>10 years</u>
Water Heater:	<u>10 years</u>
Dishwasher:	<u>4 years</u>
Garbage Disposal:	<u>10 5 years</u>
Pool:	<u>none</u>
Pool Pump(s):	<u>none</u>
<u>Stove/Oven:</u>	<u>4 years</u>

In the Zeller's own words:

Improvements/Updates:

Year:

sprinkler system installed

2018

~~new~~ updated dining room chandelier

~~new~~

The HVAC- New Trane Condenser, Evaporator Coil, Drain pan with safety switch.

March 2021

Anything Else You'd Like a Buyer to Know:

Well loved family home. Great immediate neighbors that we know by first name. Zoned to good Katy ISD schools. Nice neighborhood walking path around the retention pond. Very close to many grocery stores. Easy access to Grand parkway.