

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

102 Lakeshore Drive, Conroe, TX 77304

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

Mom and dad bought it

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

Huge backyard .52 of a acre, homestead built on the west side yard. Greenhouse, chicken coop, duck house, 2 garden spaces.

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

That it is divided into 3 different neighborhoods and it makes it interesting to walk and explore.

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

Down FM 2854 west is McDade park and joining the park is the West fork San jacinto river.

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	140.00	160.00
Average Gas Bill	N/a	N/a
Average Water Bill	60.00	54.00

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2008	
Furnace	2008	
Water Heater	2023	
Dishwasher	N/a	
Garbage Disposal		
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
roof replaced with 5 tab roof shingles and ridge vents	2018
linoleum floor replaced	2017
New washer and dryer (staying with the house)	2023
New hot water heater	2023

## 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:

N/a