

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

20115 Windsor Trace Lane, Richmond, TX 77407

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

This home has 4 Bedrooms, plus an Office Room for Work From Home, on a Single Level, which is very rare on the Market to have 4 BRs + Office.

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

It has a Rare Layout, 4 Bedrooms + Office Room for Work From Home, on a Single Level, Front Porch, No Backyard Neighbors. Have Big Spaces Between Left and Right Neighbor Homes.

<https://www.homes.com/houston-tx/neighborhood/lakemont/>

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

There are many Beautiful Lakes with walking trails through out Community
There are many Lakeview Parks with Playgrounds through out Community, along with 2 Swimming Pools.
People have their weddings on our Lakeview Parks.
The Neighbors are very nice. There are many Childcare Centers, with McNeil Elementary School On-Site.

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

1. Star Cinema Grill, Beautiful Fancy Theater with Delicious Food, and very comfortable seat with complimentary blankets.
2. Walgreens with Clinic, Starbuck, Dance Studio are Walk in distance. There are many small casual restaurants and other coffee shops, are nearby Lakemont Community.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill		
Average Gas Bill		
Average Water Bill		

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	Replace electrical panel 3 year	
Furnace	Original 19 years	
Water Heater	7 years	
Dishwasher	7 years	
Garbage Disposal	maybe 7 years	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED

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: