

322 El Toro Dr - Homeowner's Questionnaire

What are the **10 Favorite Things** you like about the home and why?

1. Great location! It's so close to everything, like the new HEB.
2. The backyard – our favorite spot to relax by the firepit.
3. Cozy – the way the rooms are arranged make it feel cozy.
4. Close to the park and pool.
5. Jacuzzi tub in primary bathroom – big enough to soak in and relax.
6. Open floor plan with kitchen open to living and dining. Great for gatherings.
7. Fireplace – cozy in the Winter.
8. Dining room – a great place to eat and play games.
9. Abundance of great restaurants and shopping nearby.
10. The landscaping is inviting when we come home.

Buyers want to know about the neighborhood and **the neighbors!** Tell me about kids, special events, or anything you think is positive about this neighborhood.

The park is always active with people walking, playing, etc. Everyone is very friendly. The neighbors help out and keep an eye on things when we are traveling, which is nice.

Are there some great features or details in the **interior and exterior** of the home you think a purchaser would like to know about?

The fireplace is wood burning, but it has a gas connection for gas logs, too. It is the centerpiece of the home! The covered patio is great to sit & relax, evening when it's raining. It's a quiet neighborhood.

What are your favorite places for recreation, shopping or eating nearby?

1. Challenger 7 Park
2. Baybrook Mall
3. Exploration Green is a great place to walk or ride
4. The Freeman Memorial Library is a great facility
5. Whisky Cake, Torchy's, Mia's Kitchen, First Watch, Snooz and so many more.
6. Armand Bayou Nature Center
7. NASA
8. Kemah Boardwalk

What are hidden features of your home that a buyer may overlook if they walk through it quickly?

Wi-fi garage door openers

Average Billing

Month	Electrical	Gas	Water
Jan 24	\$194	\$64	107

Feb 24	\$183	\$95	\$128
Mar 24	\$153	\$62	\$107
Apr 24	\$153	\$50	\$87
May 24	\$153	\$43	\$115
Jun 23	\$134	\$38	\$129
Jul 23	\$137	\$40	\$152
Aug 23	\$128	\$36	\$185
Sept 23	\$148	\$35	\$129
Oct 23	\$200	\$35	\$129
Nov 23	\$211	\$34	\$108
Nov 23	\$211	\$34	\$108
Dec 23	\$204	\$50	\$108

HOME IMPROVEMENTS

2024	New Roof
2023	New garage doors & openers
2020	Guest bathroom remodel
2015 & 2019	Sections of plumbing replaced with PEX
2019	Electrical panel replaced
2016	AC replaced
2011	Furnace replaced
2009	Ductwork replaced
2008	Foundation repaired