

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

4731 Preservation Oaks Lane, Fresno, TX 77545

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

The schools in the area are good, the location is close to everything in Houston with quick access to highways, close to shopping and restaurant. This is a new subdivision with smart homes and high energy efficiency. We like the walking paths and park area. the neighborhood is quiet and everyone is friendly. It is safe and there is no concern about walking the dog or being out in the public areas.

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

Energy efficiency (low utility bills), the Cowboy Pool in back yard, good storage (garage system, closets, attic), beautiful kitchen, landscaped yard, spa-like master bathroom. Our home is also a Smart Home: Ring doorbell, automatic humidity control in bathrooms and utility room, cameras garage exterior light and back porch.

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

The neighborhood is extremely quiet and we haev wonderful neighbors. The HOA organizes community events and the HOA is inclusive. There are no through streets but we still haev easy access to highways and main artery into Houston. The doctor offices and medical access is fantastic We also use the walking trail around subdivision pond and the playground for our grandkids.

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

We use DoorDash and Shipt to get food from area restaurants and grocery stores. Ulta, Ross, Burlington Coat Factory, Kroger, and Walmart are within a five-minute drive. Schools are close by. We have easy access to a movie theater and kid-friendly recreation.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$150	\$60
Average Gas Bill	\$30	\$60
Average Water Bill	\$75	\$75

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2.5 years	n/a
Furnace	2.5 years	n/a
Water Heater	2.5 years	n/a
Dishwasher	2.5 years	n/a
Garbage Disposal	2.5 years	n/a
Pool	6 months	n/a
Pool Pumps	6 months	n/a

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

UPGRADES / UPDATES	YEAR COMPLETED
Cowboy Pool and Deck	2024
RIng Doorbell, automatic pantry lighting, custom pantry door	2023
Extended back patio pad (concrete)	2023
Wifi Speaker in Master Shower/light	2024
Garage cabinet system	2023
Insulated garage door	2023
Ceiling fans in bedrooms and living room	2023
Updated kitchen lighting	2023
Fire rated safe in guest closet	2023
Updated Laundry Room (Cabinets, paint, lighting)	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:

Light in dining area (above dining table) Rolling toolbox (on casters) in garage not included Furniture and rugs are negotiable with the exclusion of all furniture in the master bedroom, chest and nesting tables in the front bedroom, and any bookcases.--we will not leave any furniture unless it is specifically requested.
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