

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

11719 Canyon Sun Lane, Tomball, TX 77377

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

It was very spacious with game room, study, formal dining, living, family room, 5 bedrooms, etc. It was hard to find a home with all this. It was in a gated community with recreational facilities. The school district is top rated. It is conveniently near a high-way which helped in commute to work.

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

Very spacious. The layout is great. The dual A/C units help a lot for controlling cooling and heating when needed to individually set. The 3-car garage is very useful when protecting cars and needing extra storage. There is also lots of storage above the garage. Every room has walk-in closets. All these things were very rare to find under a single home.

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

It's safe. We never had any issues with burglaries reported. The recreational facilities are very useful with gym, basketball, tennis, pool, playground, etc.

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

There is Walmart Super Center and Restaurant Depot for all grocery needs. There is a large mall only about 15 minutes away. There is a large cinema great for everyone right across highway.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	400	150
Average Gas Bill	200	100
Average Water Bill	100	100

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	7	7
Furnace	?	?
Water Heater	1	1
Dishwasher	5	
Garbage Disposal	?	
Pool	N/A	
Pool Pumps	N/A	

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

UPGRADES / UPDATES	YEAR COMPLETED
Wood flooring downstairs in family room, living and dining rooms, and study.	2011
New carpeting	2011
Neutral paint of entire interior of house	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: