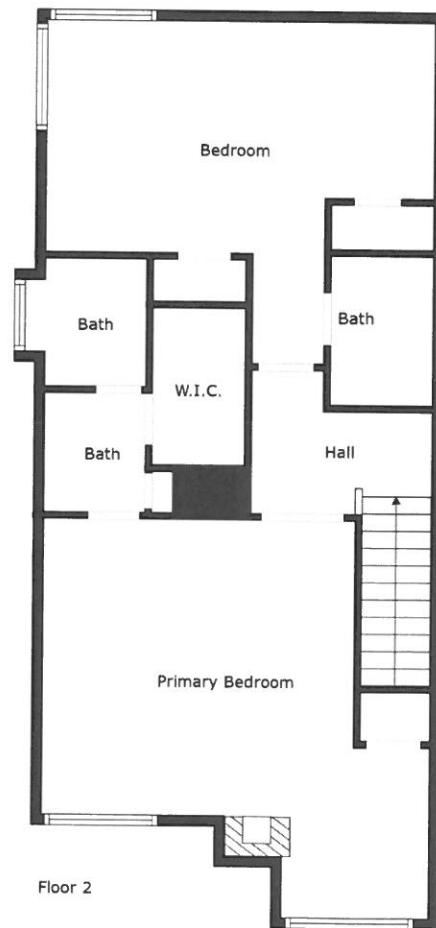


Floor 1



Floor 2

## BUYERS WANT TO KNOW

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

Principal Management Group of Houston, (833) 544-7031, \$350/mo.

**ADDRESS:** 11000 Corporate Centre Dr Ste 150, Houston, TX 77041

Does your home have a Home Warranty? If so, please provide name & number: \_\_\_\_\_ No \_\_\_\_\_

Please provide any recent updates:

Water Heater (2018), HVAC (2020), Custom window blinds (2023), Also new front door, patio doors, utility room doors, barn door in primary suite, new bathtub in second full bath (2023-2024)

Previous Year's Tax Amount: \$2,714.97

What is the age of the:

A/C: 2020

Heater/Furnace: 2020

Water Heater: 2018                      Dishwasher: \_\_\_\_\_?

Carpet: \_\_\_\_\_?                      Other Flooring: \_\_\_\_\_ New? \_\_\_\_\_

Interior Paint: \_\_\_\_\_ New? \_\_\_\_\_                      Exterior Paint: \_\_\_\_\_?

Roof: \_? (I wanna say the neighbor told me 2008?) It was after a Hurricane

Stove: \_? \_\_\_\_\_

Oven: \_\_\_\_\_?                      Fence: \_\_\_\_\_? (brick) \_\_\_\_\_

Built-in Micro: \_? \_\_\_\_\_                      Pool/Spa: \_\_\_\_\_

Pool/Spa Equipment: \_\_\_\_\_

What is covered by HOA Maintenance Fee? Water bill, trash, pool, grounds, security gate, all outside maintenance and buildings, etc.

Average Utilities:

Electricity:      High \$225      Low \$70

Gas:              High \_\_\_\_\_ N/A \_\_\_\_\_              Low \_\_\_\_\_ N/A \_\_\_\_\_

## Interview with the Sellers

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

I thought it was beautiful. I loved everything about it. It was perfect for me.

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

The way the kitchen opens up to the rest of the house. Definitely all the windows letting in the natural light and view of green spaces. The huge bedrooms. The two fireplaces. All the closets. The beautiful fixtures. And the neighborhood.

3. What do you like best about your neighborhood?

It's a quiet community with beautiful grounds. Friendly neighbors. And all the nearby parks and trails. The pool is always open and never crowded. It's nice just to walk around. The people take care of their gardens and there are a ton of mature oak trees. It's just really nice.

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

I love to ride my bike on the Hike & Bike trail nearby along the bayou, you don't have to drive there, just 5 minutes through a beautiful neighborhood on the bike and you're there. You can ride as far as you want in either direction and it's a beautiful ride. And going to Nottingham park just across the street. Kroger is a stone's throw away, you can walk there. There are a ton of places to eat on Memorial and all around, really. And I-10 is about a minute away.