

INTERVIEW WITH SELLER

Valuable insight on owning this home.

PROPERTY ADDRESS: 22319 Desert Willow Dr., Magnolia, TX 77355

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

I chose this home because of its peaceful setting in a quiet, beautiful neighborhood. The half acre lot felt like the perfect balance, offering plenty of space and privacy without being too much to maintain.

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

Some of my favorite features are the spacious lot and natural surroundings. I especially love the separate fenced rose garden with the fire pit.

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

I love how quiet and scenic it is. Not a lot of traffic and the wooded surroundings with deer and other wildlife make it feel very peaceful.

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

Unity Park, Las Fuentes and Tail Gate Grill are some of my favorite places nearby. There's easy access to FM2920 which has a lot of options.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$150	\$300
Average Gas Bill	N/A - propane tank	N/A - propane tank
Average Water Bill	\$60	\$60

6. How old are the following items?

	UNIT 1	UNIT 2
Air Conditioning	2018	N/A
Furnace	2018	N/A
Water Heater	2023	N/A
Dishwasher	UNKNOWN	N/A
Garbage Disposal	UNKNOWN	N/A
Pool	N/A	N/A
Pool Pumps	N/A	N/A

7. Please List any updates/upgrades made to property.

UPGARDES/UPDATES	YEAR COMPLETED
LVP flooring - upstairs + downstairs	2024
Paint - whole home	2024
Roof	2020
Full bath toilets	2023
Half bath toilet + sink	2024
Light fixtures/fans	2026

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:

- TV mount in primary bedroom
- Security system including ring doorbell, 2 exterior cameras/lights, and key pad by front door

9. Are there any non-realty items you would like to include with the sale of the property?

NO YES

If yes, please list any non-realty items below:

- Washer + dryer
- fire pit
- Refrigerator