

# INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



## PROPERTY ADDRESS:

3347 Kilgore Street, Houston, TX 77021

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

Close proximity to all major freeways. Close proximity to Texas Medical Center. Park across the street from front of house. Entire property is gated with front access gate. Large his and hers closets in Primary bedroom. Massive walk in shower in primary.

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

Each bedroom has it's own bathroom with a half bath on the 2nd floor. For guests, 1st floor bedroom is like an in-law suite for visitors while the primary bedroom is on the 3rd floor giving everyone their privacy. Smart like fixtures that connect with Alexa via Lutron. Open concept 2nd floor, with extensive cabinetry and a kitchen island that can cater any family/friend gathering.

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

Close proximity to Texas Medical Center. Close to many major freeways (I-45, 288, 59, and I-10).

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

Within miles of the HOuston Zoo, Museum district, Texas Medical Center, Rice Village, HEB McGregor, Hermann Park and the Hermann Park Golf Course. About 20 minutes from the Galleria, Pearland, and Meyerland shopping centers.

## Useful Property Information

### 5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	150	75
Average Gas Bill	45	70
Average Water Bill	52	52

### 6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2017 - Coil/Fan blade 2025	6/2023
Furnace	2017	6/2023
Water Heater	2017	
Dishwasher	2017	
Garbage Disposal	2017	
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
Entire New 14 seer 2.5 ton 3rd floor AC system installed - SA Specialties 10yr	6/2023
New Coils and fan blade for 1st and 2nd floor unit	10/2025
Smart Ecobee Thermostats with detached room censor. No battery required	7/2023
Additional Blown in Fiberglass Attic insulation	6/2025

## 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:

TV Wall Mounts - negotiable Wall Art
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