

FAVORITE FEATURES OF THE HOME

An important part of our marketing strategy is to showcase what you love about your home and neighborhood. The information you provide in this packet will enable us to highlight your home's best features, and tell a story that will help buyers fall in love with the house just as you did.

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR HOME

1 The property, from your own backyard you can fish, hike, garden and entertain.

2 The home is spacious and really a great place to raise your family

3 The neighborhood is quiet and calm. Very peaceful

UNIQUE FEATURES OF YOUR HOME

Whole house generator, never without power. Big kitchen to cook and entertain guests.

Tons of storage and lots of bathrooms! The Pond/waterfall is so peaceful.

WHY WE DECIDED TO PICK THIS HOME

We fell in love with this home with the size and property. We have many children so this was a great home to raise our kids in. We loved the outdoor area to play and have fun.

FAVORITE SPOT TO HANG OUT IN YOUR HOME AND WHY

We love the pool area and the fire pit. We had many fun evenings roasting smores at the fire pit.

The living room is big and bright, it was the area every gathered in the home.

ADDITIONAL FEATURES

Pool Hot Tub Fenced in Yard Sprinkler System

In-Law Suite Finished Basement Unfinished Basement

Fireplace Security System Shed Workshop

Solar Panels: Owned Leased, Expires: _____

Other _____



INTERIOR RENOVATIONS & UPGRADES

Check off any applicable upgrades to the interior of the house, note what year each one was completed and include a brief description.

UPGRADED?	YEAR	DESCRIPTION & APPROXIMATE COST
<input checked="" type="checkbox"/> Flooring	<u>2025</u>	<u>Wood Floor Refinished and new wood floor put in 4 areas downstairs</u>
<input checked="" type="checkbox"/> Paint	<u>2026</u>	<u>80% of the interior of the home was painted. Including doors and trim</u>
<input checked="" type="checkbox"/> Kitchen	<u>2021/2022</u>	<u>New cabinets, counters, sink and all appliances</u>
<input checked="" type="checkbox"/> Appliances	<u>2021/2022</u>	<u>Fisher & Paykel fridge/freezer and Professional range, stand alone ice maker, and 2 dishwashers (Kitchen Aid)</u>
<input checked="" type="checkbox"/> Water Heater*	<u>2022/2023</u>	<u>Replaced 2 water heaters</u>
<input type="checkbox"/> A/C* or Heating	_____	_____
<input type="checkbox"/> Plumbing	_____	_____
<input checked="" type="checkbox"/> Electrical	<u>2020</u>	<u>Replaced all 3 Breaker panels and Breakers</u>
<input checked="" type="checkbox"/> Primary Bath	<u>2021/2022</u>	<u>Remodel bathroom and reconfigured shower and tub</u>
<input checked="" type="checkbox"/> Other Baths	<u>2021/2022</u>	<u>All bathrooms remodeled in the home (all showers retiled)</u>
<input checked="" type="checkbox"/> Windows	<u>2022</u>	<u>Rain glass windows put in primary bathroom</u>
<input checked="" type="checkbox"/> Doors	<u>2020</u>	<u>All Carpet removed from upstairs and replaced with Laminate Flooring</u>
<input type="checkbox"/> Other	_____	_____
<input type="checkbox"/> Other	_____	_____

*Age of water heater if it has not been replaced 1 Water heater has not been replaced

*Age of A/C if it has not been replaced _____



WHAT STAYS & WHAT GOES

In order to be clear about what you would like to take with you when you sell the house, please check off the items that will be included in the sale and which are excluded that you plan on taking with you. Fixtures (anything permanently attached) are not included on the list as it is customary that they stay in the home unless otherwise noted.

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	N/A
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Washer/Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Dehumidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
Curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Speakers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Cameras	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
Outdoor Decor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	Yes / No	<input type="checkbox"/>

VALUABLE FIXTURES INCLUDED IN THE SALE

ANY OTHER INFORMATION THAT YOU WOULD LIKE TO ADD

Hiking trails in your backyard! Chicken Coop if you want fresh eggs.



INFO FOR THE NEW OWNERS

Help the new owners feel right at home by providing information you would find helpful when you first moved in. Be sure to leave the new owners any warranty paperwork that goes with the house as well.

UTILITY SERVICE PROVIDERS	AVG COST/MONTH
Electric <u>Chariot Energy</u>	_____
Water <u>Heatherloch MUD</u>	_____
Gas <u>Centerpoint Energy</u>	_____
Internet _____	_____
Phone _____	_____
Cable _____	_____
Trash/Recycle <u>Texas Pride</u>	_____
Security System _____	_____

OTHER HELPFUL INFORMATION

Trash Day Tuesady and Friday Recycle Day Tuesday

Alarm Code _____ Garage Code n/a Door Code n/a

Mailbox # n/a Mail Delivery/Pickup Time of Day afternoon

Any additional tips or information you would like to give the future owners

The hill on the property my kids loved, in the summer we would set up a tarp and we had a slip and slide. On the few occasions it snowed we would slide down the hill, so fun!



COMMUNITY AMENITIES

Wow potential buyers with a list of all the amenities your community has to offer. You can add additional items if they are not on the list.

AMENITIES

- | | | |
|--|---|---|
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Security | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Pool | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Community Kitchen | <input type="checkbox"/> Movie Room |
| <input type="checkbox"/> Picnic Area | <input type="checkbox"/> Lake Access | <input type="checkbox"/> Dog Park |
| <input type="checkbox"/> Walking Path | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Bike Path |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> Sports Courts: _____ | |
| <input type="checkbox"/> Scheduled Community Activities: _____ | | |
| <input type="checkbox"/> Other: _____ | | |

HOME OWNERS ASSOCIATION

Does the neighborhood have a Home Owners Association? Yes No

If yes, what is the amount due? \$ 700.00

Paid Monthly Quarterly Semi-Annually Annually

HOA Name Brandonwood HOA Phone/Email 713-504-8445



YOUR NEIGHBORHOOD FAVORITES

Everyone loves getting a local's recommendations!
What are your favorites?

TOP 3 THINGS YOU LOVE MOST ABOUT YOUR NEIGHBORHOOD

1 Very hidden and everyone always says I never knew this was back here.

2 Super quiet and peaceful

3 The neighborhood is close to all the stores but the when you get home you feel like your far from the city with all the land and trees.

FAVORITE LOCAL HOT SPOTS

Coffee Shop _____ Bakery _____

Brunch _____ Happy Hour _____

Parks _____ Gym/Fitness Studio _____

Farmer's Market (when & where) _____

Restaurants _____

Date Night _____

Brewery &/or Wine Bar _____

Places to Take the Kids _____

Places to Take Out of Town Guests _____



Things we will miss about this home:

The closet under the stairs by master bedroom was our boys favorite inside fort/hideaway.

The other closet under stairs by kitchen was a great place to store items you might need within easy reach.

The hill on the side of the home invites sliding fun, either on a slip-n-slide in the summer or on the rare occasion when it snows in the winter, it was perfect for sledding.

Many a fun evening down by the firepit, roasting marshmallows and making some-mores.

Will miss walking down the hill across the field to gather fresh eggs from our chicken coop (which has 4 chickens).

The cul-de-sac is a great place for kids of all ages to ride bikes & scooters away from traffic.

Great place for families that enjoy hikes and walks. Especially in the spring when you walk back towards the creek along the greenway that goes on for a quite a bit parallel to Cypress Creek.

Fun Summer evenings, sitting and relaxing around pool and hot tub.

Morning coffees out by the koi pond.

Husband of house will miss his private office off the bedroom away from any household noises. And ability to use private door off office with access to a small patio facing pool, great for outdoor work with a laptop.

Lots of parking in front of house, cul-de-sac and behind house to accommodate large parties.

The air-conditioned rooms at far end of garage have many uses, efficiency apartment or workroom/studio. Has private entrance by electric gate and also access to the garage.