

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

12602 Adams Run Drive, Cypress, TX 77429

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

We custom-designed the home ourselves with the goal of intentionally creating a welcoming and functional family home. One place we would call home to raise our family in a peaceful neighborhood where we could put down roots. With two generations of home builders in our family, we finished out many of the interior features ourselves. As the original owners with a vested interest in the property, the home has been thoughtfully and responsibly maintained.

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

The home is well thought out with attention to every detail. The large chef's kitchen is a central hub of the home. It's cozy enough for enjoying family moments gathered around the oversized island, yet large enough to easily entertain. The family room is an open extension of the kitchen for feeling connected. The expansive covered back patio with a custom stained tongue & groove ceiling is sheer perfection, a relaxing place to watch the kids swim or take in the beautiful backyard views & listen to nature. Having all the bedrooms on the 1st floor is great for families, leaving the entire 2nd floor as entertainment space. With ample space upstairs, one room can be used as a media room or converted to a 5th bedroom, especially since there's a full bathroom up

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

We fell in love with this neighborhood because of the oversized lots, mature trees, and serenity. It feels secluded, yet it's easily accessible to the amenities of the thriving Cypress community. With only one street into the neighborhood, there isn't much extra traffic, which we especially liked when our young kids wanted to play outside. We love that it's a stable neighborhood where we've known many of our neighbors since the day we moved in, and we've raised our families together and formed long-lasting friendships.

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

Pick any direction in Cypress. You can't go wrong.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	Seller confirming	Seller confirming
Average Gas Bill	Seller confirming	Seller confirming
Average Water Bill	Seller confirming	Seller confirming

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2018	2021 (upstairs)
Furnace	unknown	
Water Heater	2020	
Dishwasher	2020	
Garbage Disposal	2021	
Pool	2010	
Pool Pumps	2025	

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

UPGRADES / UPDATES	YEAR COMPLETED
Light fixtures / Paint kitchen cabinets / 14 seer HVAC (upstairs only)	2023 / 2022 / 2021
Energy-efficient low-E white vinyl windows	2021 & 2013
Granite kitchen and bathroom tops + Kitchen backsplash tile + Crown molding	2020
5-1/4 inch baseboard + Solid wood stair treads + Wrought iron balusters & wood rail	2020
Climate-controlled storage/flex space (upstairs)	2020
Water softener + Upgraded walk-in shower in hall bathroom	2019
Engineered hardwood floors + Upgraded R38 attic insulation	2017
Covered patio with custom stained tongue, groove ceiling, & Surround wiring/speakers	2017
Wiring/speakers for surround sound in family room + wiring for upstairs media area	2017
Garage extension for extra utility space/workshop	2012

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:

Refrigerator is EXCLUDED
Washer and dryer are NEGOTIABLE
Pool table upstairs and Dolphin pool cleaner are INCLUDED