

INTERVIEW WITH SELLER

Valuable insight on owning this home.

PROPERTY ADDRESS: 20823 Little Sebastian Trl., Tomball, Tx 77377

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

We chose Amira in Tomball because it offered exactly what we were looking for—a peaceful, welcoming community with a true neighborhood feel, while still being close to everything we need. The area has that rare balance of small-town charm and convenient access to major highways, making daily life and commuting easy.

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

1. flow and layout- open-concept design but still with a great separation of spaces, with lots of natural light throughout the home.
2. The kitchen is super spacious with lots of storage with a large walk-in pantry with wall to wall storage! I love the green lower cabinets and the farmhouse sink and the custom pendant lights over the large island.
3. The primary bathroom is my sanctuary, I love the soaking tub, all the gold and black fixtures and the designer tile.
4. The yard size is also amazing for kids, pets or entertaining. Its easy to maintain with sprinklers and a blank canvas!
5. Last but not least you only have one side neighbor none in the back or other side!

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

One of the things we've loved most about living in Amira is the incredible sense of community and the lifestyle the neighborhood offers. The scenic walking trails and beautiful lakes make it easy to enjoy the outdoors, while the clubhouse gym, parks, and splash pad provide something for everyone to enjoy year-round. Sterling hosts wonderful community events throughout the year, and the weekly Wednesday food trucks quickly became one of our favorite traditions. The clubhouse itself is also a fantastic amenity — we've rented it several times for baby showers, birthdays, and other celebrations, and it has always been the perfect space to gather with family and friends. Amira truly offers a welcoming community feel with amenities and activities that make it feel like home.

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

Favorite food places you must visit: Julios Mexican Cantina is the local Tex Mex restaurant that is a 4 minute drive away! It has a patio, kid area and is the local hang out with great food!

Bonfire Grill on main street downtown Tomball is a small underrated joint that not enough people know about! The food is amazing and innovative menu!

Shopping: Cypress outlet mall! Shopping center off 2920 near 249, & Shopping center off 290 near mason rd.

Recreation: Sunday markets, downtown Tomball, bowling and public parks nearby.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$150	\$80
Average Gas Bill	\$40	\$40
Average Water Bill	\$250	\$75

6. How old are the following items?

	UNIT 1	UNIT 2
Air Conditioning	% KWH	
Furnace	% KWH	
Water Heater	% KWH	
Dishwasher	% KWH	
Garbage Disposal	% KWH	
Pool		
Pool Pumps		

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

UPGRADES/UPDATES	YEAR COMPLETED
Pre plumbed for natural gas line for outdoor kitchen on master bedroom side	2022
Whole house foam insulation	2022
Gas dryer hook up option in addition to electric	2022
Pre wired and plumbed for a portable generator	2025
Water Softener	2022
Pre wired speakers in living, master, patio, and front bedroom	2022
Custom lighting master bath, kitchen pendant lights, dining, secondary bedroom, & entry	2023
Custom mirrors in master and secondary bathroom	2023
Custom roller shades all all windows, master and secondary black out	2024
Tinted windows in living, master and front bedroom	2025
Irrigation system front and back automatic	2022
Pre wired tv wall prep mounted 110V	2022
Custom wall color/ woodwork in secondary bedroom	2025
Custom closet secondary bedroom	2025
Wifi outdoor modern coach lights	2023

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:

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: