

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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PROPERTY ADDRESS:

16855 E Maglitto Circle, Tomball, TX 77377

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

It was a unique opportunity to have privacy in the city, while being close to all of the things that are important to us.

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

We completely renovated this home, inside and out, and thoroughly enjoy the space inside; however, the house sits on an acre of property and has an amazing backyard and pool area. There is also an outdoor bathroom with a shower for convenience. We also love that the home is on its own well.

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

We love that the neighborhood consists of only 32 homes. The people are friendly and welcoming.

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

This neighborhood is within a few miles from a wide variety of recreation, shopping, and restaurants. The Vintage is located just one exit to the south, downtown Tomball is a short distance to the north, and you have everything in between!

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$335	\$249
Average Gas Bill	\$30	\$95
Average Water Bill	0	0

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2019	2023
Furnace	2020	
Water Heater	2023	
Dishwasher	2023	
Garbage Disposal	2023	
Pool	2024	
Pool Pumps	2024	

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

UPGRADES / UPDATES	YEAR COMPLETED
Remodel in 2023 to include the following upgrades:	2023
Plumbing converted to PEX, upgraded ductwork and added a second	
A/C unit, converted to a tankless hot water heater, and upgraded the	
electric/wiring.	
The home was reconfigured to a 5bed/3bath adding all new showers/	
tub, cabinets and hardware, countertops, fixtures, fans, mirrors, paint	
(interior and exterior), appliances, flooring, blinds, solar screens,	
LP siding, windows, and insulation.	
Pool remodel: resurfaced with Wet Edge, added a water feature, new	2024
pumps, autofill, coping, and cool decking	

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:

Pool umbrella, storage racks/shelving in all out buildings, work bench, mirror in dining room, mirror in downstairs bedroom, potted plants.