

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

3115 Saddle Ridge Court, Richmond, TX 77406

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

Zoned schools are highly rated. We enjoy the Christmas decoration community involvement. Location is centered from the areas we frequently visit.

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

Beautiful trees that provide lovely shade during the summer. Open layout of the first floor and all the bedrooms and noise is upstairs.

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

Neighbors are very friendly. Biking and walking in this neighborhood is very safe.

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

Dog park at Harvest Green, Costco, Chick-Fila, and Pho-Saigon are all very close

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$150 budget billing	\$150 budget billing
Average Gas Bill	\$50 budget billing	\$50 budget billing
Average Water Bill	\$100	\$100

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2020 upstairs	2014 downstairs
Furnace	2020 upstairs	2014 downstairs
Water Heater	2014	
Dishwasher	2020	
Garbage Disposal	2020	
Pool		
Pool Pumps		

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

UPGRADES / UPDATES	YEAR COMPLETED
Kitchen cabinets and countertops	2020
Tile first floor	2021
Closet organizers / Laundry room cabinets and shelving	2021
New fence on sides of property	2022
Master linen closet	2023
Office built in cabinets	2024
Built in bookshelf living room	2024
Enclose extra room upstairs (gameroom to potential bedroom)	2024
Half bath remodel	2024
Paint first floor, front & back door replaced	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:

Washer & dryer, second refrigerator, outdoor grill