

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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PROPERTY ADDRESS:

18922 Vantage View Lane, Humble, TX 77346

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

My late husband wanted to retire by the Lake.

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

Peacefulness of the neighborhood and the Lake.

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

We used to be surrounded by mostly retired folks.

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

We have a Pontoon Boat, we loved our home so much we hardly went out to eat.

We were very much homebodies and self sufficient. My late husband was diagnosed with terminal cancer in 2025.

He passed away in Jan. 2026.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	250	350
Average Gas Bill	100	150
Average Water Bill	100	80

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2015	2015
Furnace	2015	
Water Heater	2015	2015
Dishwasher	2015	
Garbage Disposal	2015	
Pool	N/A	
Pool Pumps	N/A	

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

UPGRADES / UPDATES	YEAR COMPLETED
Renovated garage to Workshop (~\$10,396.) Upgraded AC unit (\$5,000)	2021
New Fencing on South side (includes walkway on North) cost approx (\$5,000.00)	2021
Walkway in front of garage easier access to garbage bins (\$5,000)	2021
Generator installed with control via phone (\$20,000)	2021
Stained both front and back doors in 2023 (~\$5,800)	2023
Renovated boat dock with more security handrails and new paint (\$5000.00)	2023
Safelifts to both Attics (remote controlled) (18,000). Versalift in garage to attic (\$3,000)	2024
Airconditioner in sunroom (\$5,000). Built windows in Sunroom (\$30,000)	2025
Remote controlled blinds in sunroom (\$2,500)	2025
A-Affordable Welding for touch up on front & back fences (\$1500.00)	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:

Pontoon Boat cost (\$35,000) brand new with added upgrades in 2023.