

BUYERS WANT TO KNOW

ADDRESS: 13819 Britoak Ln. Houston 77079

Does your home have a Home Warranty? If so, please provide name & number: -NO-

Please provide any recent updates: updated both bathrooms in 2020, new floors throughout house 2020, recessed lighting in kitchen + breakfast area, new vent-a-hood in kitchen, new blinds in bathrooms + bedrooms,

Previous Year's Tax Amount: \$1654.50 (senior citizen discount)

What is the age of the: \$569.00 - school taxes (senior discount)

A/C: 2022

Heater/Furnace: _____

Unit 2: _____

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Water Heater: 2020-6 yrs

Dishwasher: 2016 - 10 yrs.

Carpet: 2020 - 6 yrs

Other Flooring: wood floor + bathrooms 2020

Interior Paint: 2020 - 6 yrs

Exterior Paint: 2012 - 14 yrs.

Roof: 2022 - 4 yrs

Stove: 2010 -

Oven: ?

Fence: 2023 - 2 sides 2019 - 1 side

Built-in Micro: ?

Pool/Spa: N/A

Pool/Spa Equipment: N/A

What is covered by HOA Maintenance Fee? garbage pickup, ~~pool~~ membership to Memorial West Community Club,

Average Utilities: \$85-90.

Electricity: High \$100/mo Low average

Gas: High \$90/mo Low average

Water: High \$58/mo Low average

Schools: Elem: Wilchester Middle: Memorial Middle High: Stratford

HOA NAME, PHONE NUMBER, & ANNUAL DUES: Crest Management Company

Mike G. - community manager

281-945-4710

mike@crest-management.com

\$850/2026 \$1,000/2027 \$1200/2028

Interview with the Sellers

1. Why did you decide to buy this home for yourself? We were working in the area + wanted to also be in a very excellent school district for our children (2 1/2 + newborn). Plus the homes were beautiful + held their value.
2. What do you think are the best features of your home? Beautiful trees, 6 walk in closets, fire place, updated bathrooms, detached garage. Location, location, location! -
Great neighborhood + friends!
Easy access on + off the Interstate + Tollroad
3. What do you like best about your neighborhood? It has provided amazing school experiences for our children, lifelong family friendship centrally located to many places, shops + restaurants within 3 miles either direction.
4. What are your favorite places for recreation, shopping and eating nearby?

Memorial West Community Pool - great family fun - swim team for the kids, picnics + neighborhood events for all.

Memorial Athletic Club (MAC) - workout facility
Walks along The Canyon!

La Fiesta } great neighborhood Tex Mex restaurants
Los Tios }
Hungry's - great food + carrot cake
Slow Poke - coffee shop
Zaab Der - great Thai food
Cane's } two favorite standbys
Chick-fil-A }

My favorite shopping spot in the neighborhood is a small independent bookshop called Bluewillow - for gifts + personal reading - a lovely shop w/ wonderful staff.