

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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PROPERTY ADDRESS:

13714 Gainesway Drive, Cypress, TX 77429

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

I was very impressed with the subdivision and the house's location at the end of a cul-de-sac on a long street. The neighborhood is quiet and well-matched, with homes in a similar price range and of comparable size

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

This home is designed with family living in mind, offering a spacious layout with private bedrooms and bathrooms for added comfort and convenience. It also features an ideal setup for entertaining, making it perfect for gatherings with family and friends.

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

One of the things I appreciate most about this neighborhood is how well it has held its resale value over the years. This is actually my second time purchasing here because of the exceptional value and generous square footage available at this price point. It's a family-friendly area with great CFISD schools, welcoming neighbors, and well-kept properties throughout the community.

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

There are many good restaurants, grocery stores, and nearby entertainment areas.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	300	150
Average Gas Bill	50	50
Average Water Bill	100	100

6. How old are the the following items?

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

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

UPGRADES / UPDATES	YEAR COMPLETED
New back fencing	23-24
New exterior backyard entertainment area	24
New paint throughout house	25-26
New landscaping	25-26

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: