

SELLER LISTING HIGHLIGHTS

Why did you decide to buy this home for yourself? gated community with beautiful lake views
 Tell me what you like best about your neighborhood? walking trails around the lakes + neighbors
 What do you think are the best features of your home? one story, large closets, high ceilings, entry hall
 What are your favorite places for recreation, shopping and eating nearby? Peachwave frozen yogurt, HEB, Crust Pizza, Shipley's, Buc-ee's, Coco Crepes + Coffee

USEFUL PROPERTY INFORMATION:

What are your average utility bills?

Gas	Winter? \$30-\$35	Summer? \$25-\$30	If Jan/Feb is really cold it can get up to \$150 (rarely)
Electric	Winter? \$100-\$160	Summer? \$200-\$250	
Water/sewer	Winter? \$115-\$125	Summer? \$130-\$160	

HOW OLD ARE THE FOLLOWING ITEMS?

Roof original - 2021
 A/C original - 2021
 Furnace original - 2021
 Water Heater original - 2021
 Dishwasher original - 2021
 Pool ϕ
 Pool Pumps ϕ

Do you have a current Survey? YES NO

UPGRADES (Items you have updated to improve property value): 24KW Generac generator, whole home water softener, reverse osmosis system by kitchen sink, built in surround sound speakers in living room + patio, 4 wired outdoor security cameras

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.

EXCLUSIONS: Tonal exercise machine, tv's in living room + master, Denon receiver + subwoofer, refrigerator, washer + dryer, garage, cabinets, Simplisafe system