INTERVIEW WITH THE SELLERS

Valuable insight on owning this home

MARK DIMAS TEAM

ROA | REALTY OF AMERICA

PROPERTY ADDRESS:

15414 Grand Sage Drive, Cypress, TX 77429

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

I really love the layout. The house has enough space for all my children, a den space for my husband and still we had room for my pets and anyone who came to visit. We love the cypress area and the access to all the community amenities nearby such as HEB, Costco, Kleb woods, and now the 99. The community is wonderful with its activities during the holidays. Its quiet over here so that was a huge plus for us.

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

The open concept, the kitchen and the backyard, sorry it was hard to name one...Anyways a favorite is the evenings sitting on the porch or in the spa after a long day.... even in winter loved to heat up the spa and just relax.

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

Its a really kid friendly neighborhood. I have been so fortunate to have fabulous neighbors! I really love that our neighborhood does little things together, they even have online community page via Facebook to reach out to other members or let us know about events. The really great part is it's quiet on our cul de sac and its so close to everything.

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

There are so many things to do around here! For our specific neighborhood , we have these lovely community lakes with walking paths, one even has BBQ grills and fire pits for evenings around the lake if you're fishing. For shopping/food, love that we are near the outlet mall, Costco, HEB, and the 290/99 will get me anywhere I need to go without the noise. There is also Kleb woods for the hummingbird festival and they have weekly programs. We have hopped down to Katy, and sometimes hit up Hill country for a weekend away.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	325	189
Average Gas Bill	46	63
Average Water Bill	78	76

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	2014	
Furnace	2014	
Water Heater	2021	
Dishwasher	2026	
Garbage Disposal	2021	
Pool	2021	
Pool Pumps	2021	

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home

MARK DIMAS TEAM

ROA | REALTY OF AMERICA

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

UPGRADES / UPDATES	YEAR COMPLETED
wet edge gunite pool and raised spa w/aqualink,	2021
porch screened	2026
stainless steel sink, garbage disposal	2021
bookshelves in along stairs,	
Bosch dishwasher	2026
LG Microwave	2026
LG Stove	
Rennai tankless water heater	2021
water softner whole house, undersink as well	2021
roof replaced	2020

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:

Speakers (will leave wires)
TV Mounts will stay but tvs are not being left.
Other items: security cameras and ring system (will leave wired), router, garage freezer, washer and dryer, curtains, two olive trees, lawn trimmer, blower, yard decor, electric fireplace, painting and pictures, coffee bar.

Kitchen equipment staying is dishwasher, stove, microwave, fridge, under sink filtration.

- 5 bedrooms (master up and three other bedrooms and one bedroom down (large downstairs closet in it and full bath right next to it)
- 3 full baths
- Den downstairs
- Tile and Wood laminate throughout no carpet
- Upgraded gas meter and electrical panel
- Cul de sac home with walkway up to door
- Whole water house filtration as well as under sink filtration
- Gas tankless water heater RINNAI
- Keyless garage entry
- Large Media center with cabinetry in living room
- Newly painted inside and out
- Added closet understairs with storage
- Upgraded fixtures in all rooms
- Built in mini shelf in kitchen and wood detailing on island
- Granite countertops with dark brown cabinets
- New dishwasher Bosch and new LG microwave
- LG free standing double oven gas stove, LG fridge, all appliances stainless steel
- Stainless steel farmhouse sink
- Screened in porch with doggy door with their own travertine steps exit
- 2021 Pool with large spa with bubbler that has tiers (separate from spa) that waterfall into pool. Spa itself waterfalls down travertine tile into the pool as well, both heated (gas) with Aqualink online controls for settings for temp and features as well as a built in chlorinator and LED lighting in spa and pool. LED lights vary colors as well create a show underwater or to music
- Pool and spa have travertine detailing and pebble tech think it's called wet edge the pebble tech competitor
- Red brick around decking and redbrick walkway down the side of the house
- Gas bib for future BBQ
- Drains installed throughout concrete decking
- Crown molding in upstairs master and downstairs spare room
- Built in bookshelves along hallway upstairs
- Double sinks for both upstairs baths
- New Wi fi digital ac thermostats
- Newer roof done in 2020
- Gutters on home
- Blinds throughout
- Garage above vehicle storage racks

- Insulated garage
- Upstairs laundry with gas dryer and hook up for electric as well