

CONVERSATION WITH THE SELLERS

Valuable insight on owning this home



My Castle
REALTY

PROPERTY ADDRESS

26 STALYN LANE HOUSTON, TX. 77027

1

Why did you decide to buy this home for yourself?

LOCATION, TYPE OF HOME (GATED) + CUSTOM BUILDER

2

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

1ST FLOOR LIVING (KITCHEN/LR)
EVERY BEDROOM HAS ITS OWN BATHROOM

3

Tell me what you like best about the neighborhood.

GOOD FOR WALKING + BIKING
CLOSE TO EVERYTHING!

4

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

MEMORIAL PARK, GALLERIA,
HIGHLAND VILLAGE, RIVER OAKS,
WHOLE FOODS, TAC WINE,
MANY RESTAURANTS + HIGHWAY ACCESS

USEFUL PROPERTY INFORMATION

5

What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$350	\$70
Average Gas Bill	\$30	\$100
Average Water Bill	HOA BILLED	

6

How old are the following items?

	UNIT 1	UNIT 2
Air Conditioning	2018	2023
Furnace	"	"
Water Heater	ORIGINAL	N/A
Dishwasher	2020	N/A
Microwave	See below	N/A
Pool Equipment	N/A	N/A
Roof	2018	N/A

(Combo)

OVEN, MICRO, COOKTOP, FRIDGE 2015-2019

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

UPGRADES/UPDATES	YEAR COMPLETED
See list	

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.

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**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.

FURNITURE, PIANO, FOUNTAIN, GRILL
(NEGOTIABLE)

No.	26 Stalynn Lane Upgrades	Date	Comments
1	New chandeliers	2011	Dining Room, Living Room, Entry Foyer, 3 Sconces
2	New Windows	2011	Dining Room, Kitchen, Master Bedroom
3	2nd Floor Hardwoods	2012	Entire 2nd floor and 2nd to 3rd floor stairs treads
4	Neighborhood Back Fence and Pillings	2013	Paid for by HOA
5	2nd Floor A/C replacement	2013	Steele A/C
6	Master Bathroom Renovation	2013	Glass shower enclosure Calacatta Oro marble tiles Marble Countertop New Drawer pulls and cabinet knobs Polished Ni and SS plumbing fixtures and sinks Kohler Toilet Chandelier
7	Powder Room	2014	New Kohler toilet, vanity, sink, and brass fixtures
8	Master Closet	2018	New floor, chandelier, cabinets, mirror, hangers, paint
9	3rd Floor Hardwoods	2016	
10	New Roof	2018	RoofMD - 24's roof replaced at same time
11	Kitchen appliances	2015-2019	Oven/microwave, cooktop, disposal and refrigerator about 5 years old. Wine steward about 10 years old.
12	Ring Doorbell	2019	
13	Kitchen upgrades	2020	New cabinet pull-out organizers, new knobs and pulls, paint, sink, dishwasher, and faucet. New mosaic backsplash.
14	Trees	2020	Planted trees on other side of fence
15	Water Supply Line	2021	Replaced with new by Best Plumbing Co.
16	Other	2020	New doorknobs, drawer pulls and cabinet knobs, LED lights (cans) throughout
17	Remove LR Shelving	2022	Make LR look bigger - fix floor and paint wall
18	Interior painted	2022	All rooms except kitchen and bedrooms
19	1st floor hardwood refinished	2022	
20	Dining room and kitchen windows replaced	2022	Kitchen and Dining Room
21	A/C's	2022	Repair and Inspection Report
22	Roof and Expansion Joints	2022	Inspection Report
23	Inside Updates and Repairs	2022	Inspection Report
24	Wall removal, enlarge island, refinish floors, install lighting	2023	Kitchen Remodel - see 2023 tab for details
25	Other items	2023	See 2023 tab, JD Construction Other Items, for details
26	Crepe Myrtle - front of house	2023	Landscaping
27	Ring Camera - backyard	2023	Security
28	Side Fence Gate heighten	2023	Security
29	Replace 1st Floor A/C	2023	Sevier
30	Replace toilet 2nd floor guest bathroom	2024	Home Depot
31	Garage Door Insulation, New Opener with Controls	2024	Vista Garage Doors
32	Miscellaneous Repairs	2025	JD Construction