

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



ROA | REALTY OF AMERICA™

PROPERTY ADDRESS:

46509 McGill Road, Plantersville, TX 77363

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

We were looking for a home that was setup for equestrian and farm animals but close enough Downtown for our job. We moved here from the Heights area and have loved every moment of it.

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

Large and open area when you walk in perfect for entertaining with the open kitchen, dining room and living room area. There are 3 stable located right outside of the tack room in the house for easy access to the stables and garage area. Washer/Dryer in the master closet. Beautiful pool just the right size off the back patio and outdoor kitchen. The HVAC is setup in 4 zones for better cooling and heating to areas.

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

Our neighborhood is very quiet and has long established neighbors. The best thing is lack of traffic since we are a horseshoe off the main road.

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

Old town Magnolia is only 10 minutes away and the HEB is very close on 1488 for shopping and dining.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	300	200
Average Gas Bill	75	75
Average Water Bill	45	45

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	9 years old	
Furnace	9 years old	
Water Heater	1 year old	
Dishwasher	9 years old	
Garbage Disposal	9 years old	
Pool	2 years old	
Pool Pumps	2 years old	

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



ROA | REALTY OF AMERICA™

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

UPGRADES / UPDATES	YEAR COMPLETED
Custom Pool by Magnolia Pools	2024
Quartz countertops in Kitchen	2024
Interior Paint	2025
Side RV/Trailer Cover	2023
Tankless Water Heater	2026

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: