

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



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PROPERTY ADDRESS:

25518 Decker Prairie-Rosehill Road, Magnolia, TX 77355

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

The beautiful lot, surrounded by trees, the pond, the 4 car garage and all of the space inside.

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

2 master bedrooms, a safe room, 5 bedrooms, amazing family room, screened in patio, raised ceilings and the entire home was renovated with the completion in 2024. The 4 car garage allows for a fully functioning home gym, a game room and a work shop and a carport allows for parking protection from the sun and storms.

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

That we don't live in a neighborhood. We have trees on one side of us (vacant 4 acre lot) and open pasture on the other side (5 acres).

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

Our favorite neighborhood restaurant is Lino Acapulco and 2920 Roadhouse. We do our shopping in Tomball, which is only a few minutes away.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	300	300
Average Gas Bill	0	0
Average Water Bill	0	0

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	4 year	4 years
Furnace	4 years	4 years
Water Heater	4 years	n/a
Dishwasher	3 years	n/a
Garbage Disposal	3 years	n/a
Pool	n/a	n/a
Pool Pumps	n/a	n/a

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

UPGRADES / UPDATES	YEAR COMPLETED
The entire home was renovated beginning in 2023 and finishing in 2024. We took the inside of of the home down to the studs and bare floors. We raised the ceiling in the living room and we replaced the plumbing with pex and updated almost all of the electrical. The previous owner replaced the roof, a/c units and HVAC, water heater and septic system the year before we bought. We replaced everything else in the home and built in a safe room.	2024

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:

n/a