

In the Seller's own words:

Address: 16202 Tyler Reach Drive- Hockley, TX 77447

What was the deciding factor when you purchased this home?

We love that there was no wasted space, but the main deciding factor was the size of the bedrooms for the kids.

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

The open concept is amazing. The location is superb and the feeling we get at the grandeur when we enter our home.

What are your favorite neighborhood amenities?

Our neighbors are the best amenities! The pool and clubhouse are family friendly, and the path around the pond is great.

What are some of your favorite local places to dine & shop?

Everything is right within your reach. Shopping at the outlet mall, groceries at H-E-B, Walmart, Target. Also, Starbucks and chic-fil-a. There is also Ace Hardware and Tractor Supply in Waller.

Average Monthly Bills:

	Summer:	Winter:
Average Electricity Bill:	\$200	\$120
Average Gas Bill:	\$20	\$35
Average Water Bill:	\$140	\$85
Average _____ Bill:	_____	_____
Average _____ Bill:	_____	_____
Average _____ Bill:	_____	_____

How Old are These Items:

Air Conditioning:	7 years
Furnace:	7 years
Water Heater:	7 years
Dishwasher:	7 years
Garbage Disposal::	7 years
Pool:	_____
Pool Pump(s):	_____
_____:	_____

In the *Seller's* own words:

Improvements/Updates:

Year:

Third Car Garage

2015

Covered Back Patio

2015

Diagonal Tile

2015

Bull Nose Edges on Granite

2015

Sprinkler System

2017

(6) 4' lights in garage

2015

LED lights in house & garage

2018

Anything Else You'd Like a Buyer to Know:

Our home has been blessed with love. We are proud of the home we built and have enjoyed living here and especially our neighbors. This house will be a comfortable and spacious home for the family that chooses it.