

703 Lost Star - Seller Information Package

Thank you for taking the time to visit our home.

We've enjoyed living in Sonterra and have taken great pride in owning this property over the years. To help prospective buyers better understand the home, we've prepared this brief information package highlighting recent improvements, ongoing maintenance, and documentation available upon request.

Property Highlights

- Located in the desirable Sonterra community
- Custom in-ground pool installed in 2021
- Concrete tile roof designed for long-life & long-term durability
- Mature landscaping and established neighborhood
- Spacious outdoor living area ideal for entertaining
- Convenient access to shopping, restaurants, schools, medical facilities, and major highways

A Note About the Property

You may be aware this home was previously under contract.

As part of that process, the buyers completed a professional home inspection. Following their inspection, we chose to continue investing in the property and addressing items identified during their review.

Rather than simply relisting the home, we have continued to improve it and document its condition to provide future buyers with greater confidence and transparency.

Our Commitment to Transparency

- Roof evaluations
- HVAC maintenance information
- Pool equipment information
- Seller disclosures
- Property maintenance history

Please contact Tiffany Stevens with Forward Real Estate for full documentation history.

Major Investments

- Home purchased in 2020
- Custom in-ground swimming pool installed in 2021 (approximately \$70,000 investment)
- New garage doors April 2026
- New wine fridge April 2026
- Master bathroom commode replaced June 2026
- Master bath sunken shower resurfacing May 2026
- Subzero Freezer rebuild June 2026
- Primary HVAC installed 2022

Recent Seller Improvements

- Interior window covering refresh (currently in progress)
- Tree trimming around roof areas
- HVAC systems professionally serviced
- Pool equipment inspected and maintained
- Continued landscaping and exterior maintenance

Roof

The roof has been evaluated by multiple qualified roofing professionals. Those evaluations concluded:

- The concrete tile roof remains serviceable. This is a long-life roof with a 50- 60 year lifespan.
- Recommended repairs are localized maintenance items.
- Full roof replacement was not recommended.
- Supporting documentation is available upon request.

Pool & Outdoor Living

- Pool professionally maintained
- Equipment fully operational. There has never been any issues with pool equipment.
- Manuals and maintenance information available
- Outdoor space designed for entertaining and family gatherings

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