

Home Seller: What I Love + Home Upgrades

1) Basic Info

Seller/Owner Name: Louis Hignojos Jr. and Jessica Hignojos
Property Address (or neighborhood): 3923 Oporto St. Odessa, Texas 79765
Best Phone/Email to reach you: [REDACTED]
Number of Beds / Baths: 4 / 2.5 Approx. Year Built: 2014
Approx. Square Footage: 3,011 Is the home occupied? (Yes/No) (No)

2) What YOU LOVE About Your Home (Tell the Story)

Top 3 things you love most about the home:
1. Outdoor patio for entertainment or just peaceful mornings/evenings.
2. Low electric bill due to foam insulation
3. Close proximity to restaurants and entertainment.
The room you'd show first (and why): _____

Best feature/benefit you noticed when you toured the home:
Natural gas fireplace for cozy evenings.

What makes the home feel special or 'you'? Easy access to Parks Legado/Farmer's Market for date nights or family outings.

Natural light / views / neighborhood feel (check any that apply):

- ☒ Lots of sunlight ☐ ☒ Private/quiet ☐
☒ Walkable area ☐ ☐ Close to parks/schools ☐
☒ Family-friendly ☐ ☒ Other: Custom outdoor patio; walking distance to Farmer's Markets/Parks Legado

Any lifestyle highlights to mention? (coffee on the patio, entertaining, WFH, kids, pets, etc.):

3) Home improvements

Foam insulation inside the home and the shed; installed sliding door to outdoor patio; custom outdoor patio with bar top, includes tv, pine ceiling with recess lighting and built-in natural gas grill; exterior has stub for natural gas heaters; Christmas light package on eaves of home; extended driveway; 10X20 insulated shed with electrical; front and backyard sprinkler system; bubbler system for bushes and tree; partial 8 ft. privacy fence; wood slat accent wall in living room; walk-in attic is floored and has electrical; bermuda grass in front and backyard; whole home water softener system; RO system under the sink that connects to the refrigerator stub.

(Add more sections as needed — repeat until you've captured everything.)

4) Major Systems & Important Replacements

Roof: (Year / type / notes) Hail resistant roof
HVAC / Furnace: (Year / service contract? notes) None
Water Heater: (Year / type) 2025
Windows / Doors: (Year / upgrades) Replaced kitchen window with sliding door in 2020.
Electrical / Panel updates: (Year / notes) None
Plumbing updates: (Year / notes) None
Insulation / attic / energy improvements: (Year / notes) Foam/2014
Other major items: _____

5) Other systems

Reverse osmosis ☒ Owned ☐ Lease

Service provider / company: _____

Water softener ☒ Owned ☐ Lease

Service provider / company: _____

Security system ☐ Owned ☐ Lease

Service provider / company: _____