

**FYI to Buyers**

Address: 6704 Hidden Colony Lane  
Schools: Elementary Calder Road  
Junior High Lobit M.S. High School Dickinson H.S.  
Neighborhood  
Amenities: community pool and playground

Please Provide the Age for the following:

A/C: 1yr # of units: 1 Heater: 1yr # of units 1  
Oven: 1yr Dishwasher: 1yr Roof: 12yr  
Stove: 1yr Water Heater: 12yr Carpet: n/a  
Pool: n/a Pool Equipment: n/a

Circle one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas  
Dryer: Electric / Gas If Electric are there gas connections also Y or N

Recent Updates? New granite countertops, tile flooring, cabinets, bathroom fixtures, bathroom sinks, fireplace surround, kitchen backsplash, bathroom tile, master shower and kitchen appliances. New blinds and fence.

Energy Saving Features:

Insulation, double pane windows, + nest thermostat.

Are there any existing warranties? \_\_\_\_\_

Have there been any insurance claims? yes, Hurricane Harvey

Is there an existing survey? no

Utility Cost

Electric: Average summer \$194.21 Winter \$111.30

Gas: Average summer \$ 21.95

Winter \$ 51.12

Water: Average summer \$ 43.62  
(Gas Garbage inc.)

Winter \$ 58.69

Taxes \$ 4209.66 (county + mud)

HOA dues \$ 560

Are there any Exclusions? If so please list

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What are the top things that buyers should know about your home?

1. Close to elementary school. (Calder Road)
2. Close to community pool.
3. Close to community playground.
4. Larger corner lot.
5. Light street traffic.
6. Close to Lobit Middle School.
7. Covered back patio.
8. Rain barrel (Ivy) in front, included.
9. Metal storm shutters, to be attached if needed  
and are already cut to size.
10. Lots of upgrades and like new interior.  
Stainless steel appliances (high end and newer (just over 1yr old))

What days are the following:

Trash pickup: Monday Tuesday and Friday (Friday Large items)

Recycling: Tuesday

Mallbox number (if applicable) n/a

Any Regular Maintenance agreements? \_\_\_\_\_

Cost of: Homeowners Policy \$ 393.38

Windstorm \$ 1,594.95

Flood Insurance \$ 425.00