

# IN THE SELLER'S OWN WORDS

PROPERTY ADDRESS:

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

Location - good schools, neighborhood with lots of trees. Open floor plan.

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

Updated kitchen, private and cozy master bed/bath, lots of storage, low maintenance/energy bills

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

walking trails, friendly neighbors.

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

Vintage Park, Koula Kolache, Locatelli's

## Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$ 100	\$ 75
Average Gas Bill	\$ 25	\$ 35
Average Water Bill	\$ 35	\$ 35

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	20 yrs	
Furnace	-	
Water Heater	1 yr	
Dishwasher	20 yrs	
Garbage Disposal	20 yrs	
Pool	-	
Pool Pumps	-	

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

UPGRADES / UPDATES *Roof / water heater replaced (2019)* YEAR COMPLETED

*Kitchen - quartz counter (Calacatta gold) w/ marble backsplash, viking convection microwave, extra deep sink, painted cabinets (2018)*

*Bathrooms - marble countertops, beveled subway tile w/ marble insets in showers. (2018)*

*Slate floors in kitchen & baths (2015)*

*wood floors in living areas (2018)*

*Stainmaster carpet w/ upgraded carpet pad in master (2018)*

*Covered deck and gravel at foundation (2016)*

*new light fixtures (door handles (2016)*

*Ring door bell (2017) and nest thermostat (2016)*

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:

*Area rugs*

*refrig. (negotiable)*

*washer/dryer (negot.)*

*Curtains / curtain rods (negot.)*

*mailbox keys*

*kitchen counter top appliances (toaster/mixer)*