

**FYI to Buyers**

Address: 2994 Austin Breeze Lane

**Schools:**

Elementary Goforth  
Junior High Bayside High  
School Clear Falls

**Neighborhood**

Amenities: Community lakes with walking paths and picnic areas, clubhouse playground, pool and splashpad.

Flooring material: Carpet and Tile Countertop material: Granite  
Cabinet type: 42" maple

Please Provide the Age for the following: House built in 2013

A/C: 2013 # of units: 1 Heater: 2013 # of units 1  
Oven: 2013 Dishwasher: 2013 Roof: 2013  
Stove: 2013 Water Heater: 2019  
Heater: 2013 Carpet: 2013  
Pool: 2017 Pool Equipment: 2017

**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?**

2016 New Trane 4 ton furnace / condensor. 2019 New Water Heater.  
2017 Heated salt water pool and spray decking. Back yard gutters.  
2018 Added airconditioned workshop to section of 3 car garage.

**Energy Saving Features:**

radiant barrier roofing, Energy efficient vinyl windows, Low E3 glazing, R38 Attic insulation.  
Ceiling fans, whirlpool Energy Star appliances, High efficiency HVAC, 13 seer.  
Attic fans:  yes /  no Attic vents:  yes /  no insulated windows:  yes /  no programmable thermostat:  yes /  no  
Honeywell

**Are there any existing warranties?**

no

**Have there been any insurance claims?**

no

**Is there an existing survey?**

yes. With and without pool.

**Utility Cost**

Electric: Average summer \$275 Winter \$190  
Gas: Average

summer \$30

Winter \$30

Water: Average

summer \$100

Winter \$70

Taxes \$9851.29 w/ exemptions

HOA dues \$880.00

Are there any Exclusions? If so please list

Palm tree sign on back patio. Counter top tables, Duct system, TV in workshop. Metal (wall mounted) rack in garage.

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

1. Gehan home with Harvard floorplan

2. Heated saltwater pool and spa with <sup>covered patio</sup> ~~lots of~~ and spray decking built by Back yard Amenities.

3. Whirlpool stainless steel appliances

4. Huge family room with gas fireplace with custom cast stone surround and mantel.

5. Beautiful 8' Alderwood front door.

6. Breakfast area with windows overlooking the oversized yard and covered patio.

7. Master retreat complete with master bath, his and her sinks, garden soaking tub, stand up shower, powder room and walk in closet.

8. Sprinkler system - Full yard

9. Great Neighbors.

10. One story home - 4 sided brick

What days are the following:

Trash

pickup: Monday / Thursday

Recycling: Thursday

Mailbox number (if applicable) 116

Any Regular

Maintenance agreements? no

Cost of: Homeowners Policy \$793

Windstorm \$2540

Flood Insurance \$482