

**FYI to Buyers**

Address: 2116 Indian Blanket Drive

Schools: Elementary Goforth

Junior High L.C. Intermediate High School Clear Creek H.S.

Neighborhood  
Amenities: No MUD taxes

Flooring material: Tile, Carpet, laminate Countertop material: Granite

Cabinet type: Wood

**Please Provide the Age for the following:**

*outside unit - 2014*  
A/C: 2002 # of units: 1 Heater: 2002 # of units 1

Oven: 2002 (original) Dishwasher: 2011 Roof: 2019

Stove:                      Water Heater: 2017 Carpet: 2013

Pool: 2004 Pool Equipment: 2004 *microwave - 2014*  
*cooktop - 2020*

**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 Gas Cooktop Jan. 2020

**Energy Saving Features:**

Programmable thermostat

Attic fans: yes / no Attic vents: yes / no insulated windows: yes / no programmable thermostat: yes / no

Are there any existing warranties? NO

Have there been any insurance claims? Yes - Roof windstorm damage

Is there an existing survey? No

**Utility Cost**

Electric: Average summer 210.<sup>00</sup> Winter 180.<sup>00</sup>  
Gas: Average summer 30.<sup>00</sup> Winter 40.<sup>00</sup>  
Water: Average summer 70.<sup>00</sup> Winter 50.<sup>00</sup>

Taxes \$4575  
HOA dues 200.<sup>00</sup> annually

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. Original Homeowners - 17 years!
2. Never Flooded
3. low traffic street
4. Good neighbors
5. Close to Elementary, Jr. High & High School
6. Large covered patio area with TV to relax by the pool
7. Oversized lot with large backyard
8. Oversized garage with lots of storage space
9. No house / neighbors directly behind you
10. Quiet with privacy trees to the rear fence

**What days are the following:**

Trash pickup: Monday / Thursday Recycling: Monday  
Mailbox number (if applicable) \_\_\_\_\_ Any Regular Maintenance agreements? Yes - Majestic AC  
Annual Termite Insp.  
Pest Control quarterly  
Pool - weekly  
Cost of: Homeowners Policy \$485.<sup>00</sup> Windstorm \$1901.<sup>00</sup>  
Flood Insurance \$482.<sup>00</sup>