

**FYI to Buyers**

Address: 3104 Tradinghouse Creek Lane

Schools: Elementary GoForth

Junior High Bayside High School Clear Falls

Neighborhood \_\_\_\_\_

Amenities: pool park, sidewalks, green space, lakes, dog walking stations

Flooring material: tile & luxury vinyl Countertop material: granite

Cabinet type: \_\_\_\_\_

Please Provide the Age for the following: 2020 <sup>CM</sup> 2018

A/C: \_\_\_\_\_ # of units: \_\_\_\_\_ Heater: \_\_\_\_\_ # of units \_\_\_\_\_

Oven: \_\_\_\_\_ Dishwasher: \_\_\_\_\_ Roof: \_\_\_\_\_

Stove: \_\_\_\_\_ Water Heater: \_\_\_\_\_ Carpet: \_\_\_\_\_

Pool: \_\_\_\_\_ Pool Equipment: \_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Energy Saving Features:

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

Are there any existing warranties? NO

Have their been any insurance claims? NO

Is there an existing survey? yes

Utility Cost

Electric: Average summer	\$ 100	Winter	\$ 50
Gas: Average summer	\$ 30	Winter	\$ 40
Water: Average summer	\$ 200	Winter	\$ 40

1 water a lot

MUD #45 2019 \$2804.71

Taxes \_\_\_\_\_  
HOA dues 880

Are there any Exclusions? If so please list  
none

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

1. Upgrades! Closet & pantry are my favs!
2. awesome neighbors - very friendly street
3. Gehan Tulane
4. Upgrades from Gehan = \$347,490
5. Upgrades after closing = \$20,733.70
6. L-Tony Reed, Reed Construction
7. Creative Custom Blinds - custom shutters \$8,348.40
8. amazing breeze on patio all year long
9. block parties, no flooding, close to everything!
10. lots of love in this home. great schools.

\* tons of space in attic!  
\* night blooming jasmine smells amazing all summer

What days are the following:

Trash pickup: Monday & Thursday Recycling: Monday  
Mailbox number (if applicable) 15 Any Regular Maintenance agreements? NO

Cost of: Homeowners Policy \_\_\_\_\_ Windstorm \_\_\_\_\_  
Flood Insurance \_\_\_\_\_