

FYI to Buyers

Address: 4511 Hickory Branch LN

Schools: **Elementary** Anne McCormick Sullivan

Junior High: Fort Settlement Middle School **High School:** Elkins High school

Neighborhood Amenities: Community pool, club House, hiking Trisals, Kids Play area
Walking trails

Please Provide the Age of the following:

A/C⁶ _____ # of units² _____ Heater⁶ _____ # of units² _____

Oven² _____

Dishwasher² _____

Roof⁶ _____

Stove² _____

Water Heater⁶ _____

Carpet/Flooring² _____

Pool⁰ _____

Pool Equipment^{No} _____

Circle one: Heat: Electric or Gas Stove: Electric or Gas Oven: Electric or Gas

Dryer: Electric or Gas if Electric are there gas connections: Y or N

Recent Updates? Flooring, kitchen, bathrooms in 1st floor

Energy saving features: Windows

Are there any existing warranties? _____

Have there been any insurance claims? Yes

Is there an existing survey? Y or N

Utility Cost

Electric: Avg. summer \$150 Winter \$100

Gas: Avg. summer \$20 Winter \$50

Water: Avg. summer \$110 Winter \$80

Taxes: \$ 900

HOA Dues: \$ 90

Are there any Exclusions? If so please list:



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

1. Update Kitchen
2. Updated flooring
3. Updated bathrooms in 1st floor
4. Open floor plan
5. Bay windows in 2 story living and master bedroom
6. 5.1 home theatre Pre wired in living room
7. 5.1 speaker system in media room
8. Custom kitchen cabinates
9. Largest island in the neighborhood with high grade quartz counter
10. Branded Whole home water softener and RO Sistem

What days are the following?

Trash Pickup: Tuesday and Friday

Recycling: Friday

Mailbox number (If applicable): _____

Any Regular Maintenance agreements? _____

Cost of:

Homeowners Policy: 1160

Windstorm: _____

Flood: 450



Blake Jessee
713-594-6912

blake@homeswithcrossroads.com
www.homeswithcrossroads.com