

FYI to Buyers

Address: 21811 Shamion Ct.

Schools: Elementary Mueller

Junior High: Krimmel **High School:** Klein

Neighborhood Amenities: Pool, Lakes, Walking Paths, Tennis Courts, and Club House

Please Provide the Age of the following:

A/C⁵ **# of units**¹ **Heater**⁵ **# of units**¹

Oven⁵

Dishwasher⁵

Roof⁵

Stove⁵

Water Heater⁵

Carpet/Flooring⁵

Pool^{N/A}

Pool Equipment^{N/A}

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? Master Closet has been redone with Elfa shelving and drawers

Energy saving features: Energy Saving Windows

Are there any existing warranties? Not Sure. Possibly the roof

Have there been any insurance claims? No

Is there an existing survey? Y or N

Utility Cost

Electric: Avg. summer \$ 230 Winter \$ 200

Gas: Avg. summer \$ 30 Winter \$ 30

Water: Avg. summer \$ 65 Winter \$ 65

Taxes: \$

HOA Dues: \$ 875

Are there any Exclusions? If so please list:



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

1. Master Closet has an Elfa system
2. The high ceilings make it feel open and spacious.
3. There is crown moulding
4. Beautiful view of the lake
5. Stainless Steel appliances
6. Granite countertops in Kitchen and bathroom and Marble in the Master Bath
7. Living room and third bedroom are both pre-wired for surround sound
8. Third bedroom has an upgraded Elfa system in the closet
9. Wood-Look tile floors throughout most living spaces
10. Dedicated Dining room AND separate study.

What days are the following?

Trash Pickup: Monday and Thursday

Recycling: Thursday

Mailbox number (If applicable): 6

Any Regular Maintenance agreements? _____

Cost of:

Homeowners Policy: _____

Windstorm: _____

Flood: _____



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