

FYI to Buyers

Address: 12918 Norstrum Falls Ct

Schools: Elementary Sampson

Junior High: Spillane **High School:** Cy-Woods

Neighborhood Amenities: 2 X Pools, Gym, Tennis courts, walking trails, parks, fishing ponds, splash pad

Please Provide the **Age** of the following:

A/C¹⁹ **# of units**¹ **Heater**¹⁹ **# of units**¹

Oven⁵

Dishwasher⁵

Roof³

Stove⁵

Water Heater¹⁹

Carpet/Flooring²

Pool

Pool Equipment

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? carpet, roof, wood floor in downstairs bedroom, fence, exterior paint, water softener, fresh paint in bedrooms, sprinkler system, new garage door

Energy saving features: Nest thermostat

Are there any existing warranties? Roof warranty

Have there been any insurance claims? Yes, roof

Is there an existing survey? Y or N

Utility Cost

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

Gas: Avg. summer \$25 Winter \$25

Water: Avg. summer \$35 Winter \$35

Taxes: \$ 5,580

HOA Dues: \$ 950

Are there any Exclusions? If so please list:



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

1. Move in ready
2. Amazing kitchen for entertaining
3. Flex space / open concept
4. Large Master upstairs
5. Real wood floors downstairs, new carpet up
6. Large backyard that is open to make it your own!
7. large front yard on a small cul-de-sac
8. New sprinkler system & misting that take care of the entire yard
9. One of the higher elevated houses around, during Harvey water never got close.
10. New Garage door

What days are the following?

Trash Pickup: Tuesday / Friday

Recycling: _____

Mailbox number (If applicable): _____

Any Regular Maintenance agreements? no

Cost of:

Homeowners Policy: 2000

Windstorm: within policy

Flood: 446



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