

BUYERS WANT TO KNOW

Schools

Elementary Exley Junior High McMeans Senior High Taylor

Taxes

County \$4591.30 ISD/School \$463.40 Drainage MUD \$826.61 HOA Dues \$1095

Neighborhood Amenities

**CincoRanch.com shows all amenities - Golf course, Beach Club, Water Park, 11 neighborhood pools, tennis courts, Childrens garden, Kayak, nature trails, dog parks, lakes and so much more!
Total taxes above with homestead = \$5,881.31 - low 2.6 tax rate**

Recent Upgrades

Hall bath vanity/mirror 01/ 2021, New fridge 08/2020, All new sprinkler heads 08/2020, Wood flooring, kitchen remodel with granite, backsplash, matching fireplace and front door 2019, backyard pavers 2017, master bath remodel 2007. House and all its components consistently serviced/maintained.

HOW OLD IS

A/C 06/2014

Heater (furnace) 08/2015

Water Heater 07/03/2018

Oven Stove 2010

Roof 2000

Dishwasher 01/2020

Interior-Paint 2018

Carpet 01/2021

Wood 2019

Tile 2019

Pool n/a

Pool Cleaner n/a

Sprinkler System 2000, new heads 2020

of Units 1

of Units 1

of Units 1

Cook Top n/a

Fence 2015

Microwave 2000

Exterior Paint 2000

Laminate n/a

Vinyl n/a

Other Flooring n/a

Spa/Hot Tub n/a

Pool Heater n/a

Any Home/Appliance Warranties n/a

Any Insurance Claims n/a

UTILITIES

Electric: High _____ Low _____

Gas: High _____ Low _____

Water: High 200 Low 20

Trash: Built into HOA (Trash and Recycle) (Usually built into HOA/Water bill - Please confirm)

Are there any exclusions? No Yes *If yes - please see Sellers Exclusions Form*