



Count On Chris

### SELLER QUESTIONNAIRE

Property Address: 6231 Coral Ridge Road

**Average Utilities:**

Electric: Summer \$250/MO Winter \$100.00/MO

Gas: Summer 20/MO Winter 150<sup>00</sup>/MO

Water: Summer 225/MO Winter 100/MO

HOA Company: \_\_\_\_\_ Phone: \_\_\_\_\_ Annual Dues: \_\_\_\_\_

**Approximate Age of the following:**

Roof: 9 YEARS

Paint: Interior 15 YRS Exterior: 9 YRS

Water Heater: 18 YEARS

Carpet: 15 YRS

HVAC: 1/2 YEAR

Windows: SOME REPLACED IN 2006.

What made you buy this home ...special features/qualities? LOCATION, LARGE LOT,  
GOOD "BONES"

What will you miss the most? THE LARGE LOT, THE REMODELED HOUSE.

Any additional information you would like to provide to a prospective buyer? \_\_\_\_\_

## Notes of the 2006 Remodel

### 6231 Coral Ridge Rd

House size – 2,997 sq ft.

Lot size – 21,638 sq. ft.

#### General

- New carpeting
- New Brazilian Walnut Floors
- All new lighting fixtures
- All new window treatments
- Painted entire house, inside and out

#### Master Bedroom

- Installed French Doors

#### Master Bath and Closets

- New cabinets
- New granite countertop
- New tile floor
- New shower
- New plumbing
- Refurbished closets

#### Powder Room

- New tile
- New vanity
- New plumbing

#### Study

- Added new windows facing street

#### Great Room

- New fireplace
- New cabinets and shelves
- Surround sound
- Installed knotty pine ceiling with beams
- Remade staircase and railings
- New wine rack under stairs with wrought iron doors
- New windows and French doors

### Kitchen and Breakfast Room

- New knotty alder cabinets
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- All new stainless steel appliances
- New plumbing and fixtures
- New windows in breakfast room

### Utility Room

- New pantry
- New granite countertop with sink

### Upstairs

- New countertops in bathroom with new sinks and plumbing fixtures

### Garage

- Epoxy floor and paint

### Outside

- Mosquito spray system around house and in flower beds
- 14 zone irrigation system
- Outdoor landscape lighting
- Outdoor speakers in back patio
- Wrought iron fence
- Rock water fountain
- New backyard landscaping
- Stamped concrete driveway near house

Recent garage door

50 year asphalt shingle roof – 9 years

New A/C systems (both sides)