



WELCOME HOME

Property Address: 198 Lake View Circle

THINGS WE LOVE ABOUT THIS HOME:

1. We chose this lot because of the beautiful water views, the
 2. lovely surrounding homes, and the quiet street
 3. without heavy traffic.
 4. My husband a builder, created this house as our dream home.
 5. It is considered one of the best built houses in April Sound.
 6. I can sit at my desk or work in the kitchen and watch the
 7. boats go by.
 8. I can go up on my balcony for a glass of wine and see the wide
 9. expanse of water.
 10. The custom built-ins, iron work, and extra storage ^{areas} make this home so unique from others.
- It is a perfect home for relaxing, or for entertainment, or for hobbies with the extra rooms and garage.

THINGS WE LOVE ABOUT THIS COMMUNITY:

1. The people here are so friendly, supportive, and caring.
2. It is so safe due to the guard gate & security patrols.
3. There are so many ways to meet people and get involved if you want to.
4. Having our own club and amenities is such an asset.
5. The dues and utility bills are very low compared to other communities.

AVERAGE UTILITY BILLS:

	Company Name	Summer Average	Winter Average
Gas	Centerpoint	\$ 25	\$125
Electricity	Entergy	\$200	\$100
Water	Hays Utility/MUD4	\$69	\$44

OTHER SERVICE PROVIDER REFERRALS:

Lawn Maintenance: _____
 Pool Service: _____
 Maid Service: _____
 Alarm Service: _____
 Other: _____

Other Details:

Mailbox Keys (#) N/A Mailbox # and Location N/A
 Trash Pickup Days Monday / Friday Trash Can Provided? Yes _____ No
 Recycling Available: Yes _____ No What Day/Rules _____

Improvement List

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Please list any improvements, updates or renovations you have made to the property and the approximate dates:

Improvement	Approximate Date
<u>Converted upstairs storage room</u> <u>to 4th bedroom/flex room</u>	<u>January 2020</u>
<u>New microwave</u>	<u>March 2021</u>
<u>Complete new roof</u>	<u>August 2020</u>
<u>Painted garage/new baseboard</u>	<u>September 2020</u>
<u>New utility sink in garage</u>	<u>September 2020</u>
<u>New AC/Heating Unit Downstairs</u>	<u>2012</u>
<u>New AC/Heating Unit Master Suite</u>	<u>2017</u>
<u>New water heater upstairs attic</u>	<u>2015</u>
<u>New water heater walk-in storage</u>	<u>2019</u>
<u> </u>	<u> </u>

Seller Rhonda Carol Reed
Date 4/16/21

Buyer _____
Date _____