


MANDIE MCMILLAN
RE/MAX COASTAL
 SRS
 281-300-1267
 MandieMcMillan@REMAX.net
 21 Year Real Estate Professional



Mandie McMillan
 THE REAL ESTATE CHICK

FYI to Buyers

Address: 330 Poppy STREET

Schools: Elementary Goforth Junior High LEAGUE City Int High School CLEAR CREEK

Neighborhood

Amenities: CLOSE TO SCHOOLS, GHIRADI FAMILY WATERSMART PARK

Flooring material: Tile/CARPET/VINYL Countertop material: GRANITE

Cabinet type: CUSTOM WOOD / KNOTTED ALDER

Please Provide the Age for the following:

A/C: 4YRS # of units: 1 Heater: 14 # of units 1

Oven: 14 Dishwasher: 2 Roof: 14

Stove: 14 Water Heater: 14 Carpet: 14

Pool: N/A Pool Equipment: N/A

Circle one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas

Dryer: Electric / Gas If Electric are there gas connections also Y or N

Recent Updates? A/C unit Replaced in 2016, Dishwasher Replaced 2019, Custom Wood CABINETS in 2019, STORM SHUTTERS FOR 2ND FLOOR GARAGE Windows 2021

Energy Saving Features:

Attic fans: yes / no Attic vents: yes / no insulated windows: yes / no programmable thermostat: yes / no

Are there any existing warranties? YES, A/C WARRANTY for 10 years- Weeks HVAC Company i New Dishwasher

Have their been any insurance claims? YES, Dishwasher leaked, Replaced wood floor with Tile / Kitchen CABINETS

Is there an existing survey? YES - ATTACHED

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Utility Cost

Electric: Average summer \$ 325.00 Winter \$ 225.00
 Gas: Average summer \$ 60.00 Winter \$ 85.00
 Water: Average summer \$ 63.00 Winter 63.00

Taxes \$ 6,500 Taxes after exemptions \$ 5,950 HOA dues \$ 200.00

Are there any Exclusions? If so please list

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

1. Beautiful Custom Cabinets with Lots of Storage in Kitchen
2. LARGE CORNER LOT GREAT FOR BBQING AND OUTDOOR ACTIVITIES
3. SPACIOUS GARAGE FOR YOUR CLASSIC CAR, GREAT POTENTIAL FOR GAME ROOM/MAN CAVE UPSTAIRS
4. OPEN FLOOR PLAN GREAT FOR ENTERTAINING!
5. BIG WALK IN PANTRY IN KITCHEN
6. LARGE MASTER BATH WITH OVERSIZE SHOWER AND TWO WALK IN CLOSETS
7. NICE PAVED PATIO IN BACK CORNER
8. NO NEIGHBORS IN BACK
9. _____
10. _____

What days are the following:

Trash pickup: MONDAYS/THURSDAYS Recycling: SAME

Mailbox number (if applicable) _____ Any Regular Maintenance agreements? No

Cost of: Homeowners Policy \$ 394/month/3,695 yr Windstorm \$ 572

Flood Insurance \$ 572.00