



What Buyers Want to Know

Property Address:	19706 Maple Chase Ln
Subdivision:	Green Trails Park

Build Date	1991
Last Year's Taxes	\$
HOA Name/Dues	Green Trails

What is the age of the: ^{A/C} (Trane coil)
 downstairs coil - replaced 2017

A/C Unit 1:	Heater/Furnace 1:
A/C Unit 2:	Heater/Furnace 2:
Water Heater: both installed in late 2014	Dishwasher: Bosch installed 2018
Stove/Oven: unknown	Cooktop:
Microwave: ≈ 2 years old	Garbage Disposal:
Carpet: installed June 2021	Other Flooring: carpet June 2021
Interior Paint: July 2021	Exterior Paint: partial July 2021
Roof: 13-14 years	Fence:
Pool/Spa: N/A	Poo/Spa Equipment: N/A

Are the following items gas or electric:

Heater/Furnace: gas	Water Heater: gas
Dryer Connection: electric	Oven: electric
Cooktop: electric	Fireplace: gas logs in both

Average Utility Bills:

Electricity High:	Electricity Low:
Gas High:	Gas Low:
Water High:	Water Low:
Trash: Part of HOA Fees	

What Buyers Want to Know

Schools

Elementary:	Nottingham Country Elementary
Middle/Junior High:	Memorial Parkway Junior High
High School:	James E. Taylor High School

Recent Upgrades/Updates:

See upgrades list

What have you loved about your home?


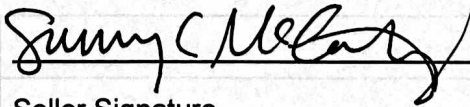
- The street and neighbors are amazing. We all look out for each other. Only traffic is the neighbors who live here.
- Quiet cul de sacs to walk with kids who ride their bikes
- Close proximity to neighborhood pool and playground
- Love having 3 main common living areas in the house
- Blackout shades for kids who go to bed early!
- Love our crown molding!
- TONS of storage and built-ins + big closets
- Walk-in decked out attic off the gameroom
- House didn't lose water or electricity during the Feb'21 freeze
- Our keypad gate
- Solar shades - we can see out during the day + no one can see in

Property Address:

Seller's List of Exclusions

The following improvements and accessories are not available for purchase or negotiation. All items listed below will be retained by Seller and removed prior to delivery of possession of the property:

N/A

 _____ Seller Signature	 _____ Seller Signature
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_____ Buyer Signature	_____ Buyer Signature
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19706 Maple Chase Lane Upgrades

- Installed iron breezeway gate with deadbolt and punch keypad entry Nov 2014
- Installed 2 new water heaters when we moved in 2014
- Installed custom double-cell honeycomb cellular blackout shades in all upstairs bedrooms 2015 & 2017
- Sprinkler System upgraded, new control panel 2016
- New landscape lighting transformer 2016
- Painted all bathrooms, and upgraded mirrors, light fixtures & towel bars in upstairs bathrooms 2017
- Installed Living Room Wood floors approx. 2017. Johnson premium hardwoods, Lexington Series "Suffolk" oak hand scraped 9/16" American made, 6" wide plank.
- Chimneys and gas logs – installed gas logs and chimney caps in both fireplaces 2017
- Installed new Bosch dishwasher Sept 2018
- Removed dated light box and fluorescent lights from above kitchen stove and installed LED can lights with dimmer in February 2019
- Replaced living room, family room and butler's pantry can lights to upgraded LED cans in February 2019
- Refinished and painted kitchen, butler's pantry and family room cabinets & walls March 2019
- Refinished front door June 2021
- Installed all new carpet June 26, 2021
- Power washed front walkway, driveway and back patio June 2021
- Interior painting, front porch, back door, garage doors July 2021