



## 2625 Santo Domingo: Additional Information

1. All appliances and equipment work 100% as intended.
2. Hot water heater and (2) both A/C systems were replaced in 2016.
3. Both A/C units serviced in 2021. AC from vents in living room is 55 degrees cold and vents in bedrooms are 57 degrees cold.
4. Roof Wind Turbine replaced in 2021.
5. Back patio pressure washed in July 2021.
6. All new black mulch applied April 2021.
7. The Texas Freeze hit us pretty hard, but shrubs are not dead and are making a strong come back. This includes the lemon tree in the back. We typically have over 100 lemons on that tree every summer.
8. Water sprinkler system repaired/replaced in March 2021 due to broken poppet valves and isolation valves freezing in the Texas Freeze.
9. Home has french drains, rain gutters, water sprinkler system, garden area with 2 8'x 4' raised garden beds behind garage and water softener system for water supply to home (located in garage).
10. Entire house interior and exterior painted in 2017
11. All new appliances in kitchen in 2016

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12. Additional insulation in attic for energy efficiency (rating of R50 - R60)
13. Home has steel storm shutters located in the garage that will remain.
14. Garage is huge (20'x30') with work bench area
15. Extra parking spot
16. Decorative concrete fence in backyard
17. Great neighbors on both sides
18. Clear Creek ISD school system
19. Victory Lakes community pool and playground within walking distance

HOA yearly fees \$779

Property Taxes ~2600

School Taxes ~3200

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