

MANDIE MCMILLAN

RE/MAX COASTAL

SRS
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MandieMcMillan@REMAX.net
20 year Real Estate Professional



**Mandie
McMillan**
THE REAL ESTATE CHICK



FYI to Buyers

Address: 1274 Ocean Manor Lane

Schools: Elementary Hyde Junior High _____ High School Clear Falls

Neighborhood _____
Amenities: Pool, Tennis Courts, Playgrounds

Flooring material: Carpet, tile Countertop material: Corian

Cabinet type: Oak

Please Provide the Age for the following:

A/C: 2 yrs # of units: 1 Heater: 2 yrs # of units 1

Oven: _____ Dishwasher: _____ Roof: 18 yrs -

Stove: _____ Water Heater: _____ Carpet: 18 yrs

Pool: 0 Pool Equipment: 0

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? washer dryer 2 years

Energy Saving Features:

LED lighting - energy efficient, HVAC, Refrig, Washer Dryer

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

Are there any existing warranties? Foundation warranty

Have their been any insurance claims? No

Is there an existing survey? at mg a screw in 2018

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Utility Cost

Electric: Average summer 95.00 Winter 28.00

Gas: Average summer 20.00 Winter 60.00

Water: Average summer 10.00 Winter 10.00 Avg 1 unit per month.

County ~~1354~~ 1354
 ACISD ~~1473~~ 1473
 Taxes ~~720~~ 720 Taxes after exemptions 3548.00 HOA dues ~~407.19~~ 407.19/year

Are there any Exclusions? If so please list

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

1. New gutters with leaf filter installed
2. New HVAC - A/C + Furnace with Honeywell thermostat 2019
3. New InSinkerator garbage disposal 2021
4. Fence - new in 2019
5. Refrigerator new in 2020
6. Washer Dryer new in 2019
7. 4 JBL Stereo Speakers in Living Room Ceiling
8. Home Security System
9. 6 Ceiling Fans
10. Storm Screen door at Entry

What days are the following:

Trash pickup: Monday & Thursday Recycling: Thursday

Mailbox number (if applicable) _____ Any Regular Maintenance agreements? _____

Cost of: Homeowners Policy AAA \$1228 Windstorm _____

Flood Insurance _____