



**AREA PRO GROUP**

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 Lake Conroe-Montgomery, TX



**Seller's Disclosure Notice Attachment**

**Address:** 3062 LAKE ISLAND DR., MONTGOMERY, TX 77356

**Utility Companies & Average Costs:**

Water: <u>HAY UTILITIES</u>	Monthly Average: <u>(2020) 95.00</u>
Electricity: <u>Entergy</u>	Monthly Average: <u>135-</u>
Gas: <u>CWS Propane</u>	Monthly Average: <u>140-</u>
Internet/Cable/Phone: _____	Monthly Average: <u>68-</u>
Trash: <u>included w/ water</u>	Monthly Average: <u>-</u>

**Age of Systems:**

HVAC - Brand: Bryant Unit #: upstairs Age: 2010 (3.5 Ruud ton coil) installed in 2021  
 Brand: Bryant Unit#: downstairs Age: 2014

Water Heater - Location: Attic Unit # 1 Age: 2014 Tankless

Dishwasher:  Replaced 2006 Oven: 20 yrs. Stove: 20 yrs.

Microwave:  20 yrs. Fence: 2008 Sprinkler: 20 yrs.

a couple of bursts need to be lit w/ lighter

**Pool:** NA

Year Built: \_\_\_\_\_ # of Gallons: \_\_\_\_\_ Depth: \_\_\_\_\_ Spa: Yes/No

Pool Equipment Age: \_\_\_\_\_ Saltwater: \_\_\_\_\_ Chlorine: \_\_\_\_\_

**Locations:**

Mailbox: at residence Box #: \_\_\_\_\_ in garage +

Water Meter: on side in fenced area Emergency Shut off valve: at street

**Please provide any additional features or improvements not mentioned above:**

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