

MANDIE McMILLAN

RE/MAX COASTAL

SRS  **281-300-1267**
MandieMcMillan@REMAX.net
20 year Real Estate Professional

 **Mandie McMILLAN** 
THE REAL ESTATE CHICK



FYI to Buyers

Address: 12226 Shadowpoint Dr. Houston 77082
Schools: Elementary Outley Junior High ? Alief ISD High School ? Alief ISD
Neighborhood _____
Amenities: Gated / Community Pool + Playground

Flooring material: Wood/Tile/Carpet Countertop material: Formica
Cabinet type: Wood

Please Provide the Age for the following:

A/C: 1yr/24yr # of units: 2 Heater: 1yr/24yr # of units 2
Oven: 24 yrs Dishwasher: 1yr Roof: 24 yr
Stove: 24 yrs Water Heater: 11 mos Carpet: 2 yrs/24 yrs
Pool: 8.5 yrs Pool Equipment: 8.5 yrs

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? Paint, stairway carpet, water heater, reverse osmosis water system under sink

Energy Saving Features:

Attic fans: yes no Attic vents: yes/no? Insulated windows: yes no programmable thermostat: yes no

Are there any existing warranties? Pool gunnite (lifetime) New A/c

Have their been any insurance claims? No

Is there an existing survey? Yes

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2019-2020 REALTOR OF THE YEAR
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Utility Cost

Electric: Average summer \$250 Winter \$100
 Gas: Average summer \$30 Winter \$75
 Water: Average summer \$35 Winter \$35

Taxes _____ Taxes after exemptions \$7000 HOA dues \$980

Are there any Exclusions? If so please list

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

1. Never has flooded
2. Location near Westpark Mallway, Beltway 8 + I10
3. Great long-time neighbors
4. Power rarely goes out b/c near hospital + police station.
5. Didn't lose power or heat in Feb'21 freeze.
6. One owner
7. Lots of storage space
8. Detached, extended length garage
9. _____
10. _____

What days are the following:

Trash pickup: Mon & Thurs Recycling: None
 Mailbox number (if applicable) 8 Any Regular Maintenance agreements? _____
 Cost of: Homeowners Policy \$2500 Windstorm -
 Flood Insurance \$550