

RE/MAX COASTAL



281-300-1267

MandieMcMillan@REMAX.net

20 year Real Estate Professional



Mandie McMillan

THE REAL ESTATE CHICK



FYI to Buyers

Address: 2619 Sailboat Dr.

Schools: Elementary _____ Junior High _____ High School _____

Neighborhood

Amenities: Boat slip included in HOA fee, house is across the street from the canal which has slip if available. Green areas, club house, pool, tennis courts and tennis club.

Flooring material: manufactured wood, tile, carpet Countertop material: Silestone and laminate

Cabinet type: custom wood

Please Provide the Age for the following:

A/C: 1 year # of units: 1 Heater: 1 year # of units 1

Oven: 2 month Dishwasher: 10 Roof: 20

Stove: 2 months Water Heater: unk Carpet: 8 years

Pool: _____ Pool Equipment: _____

Circle one:

Heat: ^{electric} Electric / Gas Stove: ^{electric} Electric / Gas Oven: ^{electric} Electric / Gas

Dryer: ^{electric} Electric / Gas If Electric are there gas connections also Y or N ^{no}

Recent Updates? remolded kitchen, downstairs bathroom, painted entire house inside, had popcorn ceiling removed. Recently purchased new refrigerator and oven with induction stove.

Energy Saving Features:

appliances are all energy saving

Attic fans: yes / no ^{no} Attic vents: yes/no ^{yes} insulated windows: yes/no ^{some} programmable thermostat: yes/no ^{yes}

Are there any existing warranties? no

Have their been any insurance claims? none

Is there an existing survey? yes

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Utility Cost

Electric: Average summer \$170/month Winter \$160/month

Gas: Average summer 0 Winter 0

Water: Average summer \$38 Winter \$38

Taxes unk Taxes after exemptions \$3113.77 HOA dues \$430

Are there any Exclusions? If so please list
over 65 and homestead

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

1. HOA covers exterior of house including paint and roofing, and general landscaping
2. You are allowed a personal garden (mine is next to carport)
3. I love to sit out in the front of the house and look at the canal
4. The neighbors are wonderful and I will miss them
5. The clubhouse is lovely as well as the pool area
6. If you have a boat the slip fee is included in the HOA
7. The HOA crew are lovely to work with and responsive
8. There is a room for the homeowners to use for cards or other games
9. House is light and airy
10. Love my induction stove

What days are the following:

Trash pickup: Mondays and Thurs Recycling: Thurs

Mailbox number (if applicable) _____ Any Regular Maintenance agreements? no

Cost of: Homeowners Policy \$4307.75 Windstorm included in homeowners

Flood Insurance \$446