



ADDITIONAL PROPERTY INFORMATION FOR BUYERS

****11119 Crosby Garden****

Has this home flooded: **Never**

Does seller have survey: **Yes**

Neighborhood Amenities: Park / Pool / Walking Trail / Golf Course

The home has received foundation repair: **No**

Recent Updates: Bathrooms / Patio / Fixtures / Systems (see below)

Fence Replaced including posts 2022, Main AC coil replacement 2022, patio & pergola in 2021, re-stained in 2022, frameless glass installed in all bathrooms 2021, professionally installed tv mounts 2020, Living Room Ceiling Fan 2022, Microwave 2022, Digital components for oven & cooktop 2022, front door refinished 2021, ducts cleaned 2021, sprinkler system serviced flushed and repaired 2023, re-insulated attic 2022, electrical box 200 amp upgrade 2022, carriage lights replaced 2021, landscaping for hummingbirds & butterflies 2022, walkway to backyard 2022, window and expansion joint re-caulk 2022

Exclusions: Fridge / Washer-Dryer / TVs / Security System / Doorbell / Porch Swing / Other

Annual Cost of Homeowner’s Ins: **\$2,500.00**

(If applicable) Cost of Flood Ins: **\$500**

HOME SYSTEMS:

Fixture	#	Age	Gas or Electric	Other
A/C Unit	2		Coil main unit replaced	R410a
Heating Unit	2		Gas	
Water Heater	2	5	Gas	
Electrical Panel			~~~	
Plumbing Water			Material: PVC	
Plumbing Sewer			Material: PVC	

Oven Service – Electric / Cooktop service ~ Gas

What we love about this home & neighborhood:

1. Having two bedrooms on first floor.
2. The open floorplan of the breakfast, kitchen and family rooms.
3. The cross breeze in the backyard in the evening.
4. The architecture of the entrance and staircase.
5. Quiet, low traffic section of the neighborhood.
6. Great neighbors on every side.
7. No windows that look directly into backyard.
8. The walk to the pool and workout facility is half a mile.
9. The schools were part of our choice because we expected grandkids to come live with us.

AVERAGE MONTHLY UTILITIES:

Utility	Average	High	Low
Electric			
Gas			
Water			

Regular trash pick-up is on: Tuesday/Friday

Recycling is on: Tuesday

Heavy trash is on: Friday

Mailbox Street Location:

Across the Street

Service Agreements: Lawn Care