



Better Homes and Gardens Real Estate Gary Greene

HOMEOWNER CHECKLIST – Useful Information Form

Address: 1631 Meridian Dr

Average monthly utilities:	High	Low	Avg
Electricity:	\$ <u>154</u>	\$ <u>0</u>	<u>86</u>
Gas:	\$ <u>186</u>	\$ <u>32</u>	<u>83</u>
Water:	\$ <u>192</u>	\$ <u>61</u>	<u>123</u>
Trash:	\$ <u>    </u>	\$ <u>    </u>	

What is the age of the:

Air Conditioner	Unit 1 <u>5 years</u>	Unit 2 <u>15 years</u>
Heater/Furnace	Unit 1 <u>Unknown</u>	Unit 2 <u>Unknown</u>
Water Heater	Unit 1 <u>6 months</u>	Unit 2 <u>    </u>
Carpet <u>Unknown</u>	Other Flooring <u>2 years</u>	
Interior Paint <u>One Year</u>	Exterior Paint <u>One Year</u>	
Dishwasher <u>Unknown</u>	Microwave <u>Unknown</u>	
Stove <u>Unknown</u>	Oven <u>Unknown</u>	
Garbage Disposal <u>2 years</u>	Windows <u>Unknown</u>	
Roof <u>11-12 years</u>	Fence <u>Unknown</u>	
Pool <u>Unknown</u>	Spa/Hot tub <u>Unknown</u>	
Pool pump(s) <u>2 years</u>	Spa/Hot tub pump <u>Unknown</u>	
Sprinkler System <u>    </u>		

This information was provided by: Thomas Regan Date: 12-26-2022

Seller: Thomas Regan

Seller: [Signature]

Buyer:     

Buyer:

# 1631 Mercoal Dr.

## WHAT I LOVE ABOUT MY HOME

- We chose this home three years ago because of the location and the neighborhood.
- The curb appeal is terrific & it's such a pretty house.
- We love that it has a pool and spa.
- The floorplan is great with the master bedroom downstairs with large bath and closet.
- Location in a very quiet area just far enough from Rayford Rd that we do not hear traffic or sirens yet close enough to the front of the neighborhood with no passing traffic. Very few cars drive past our house.
- The front bedroom facing the street is never bothered by any barking dogs. It's a very QUIET house to live in.
- The remodeled kitchen adds such an appealing & functional flow to the home.
- We love the openness of the floor plan for hosting. From the family room you can see into the breakfast room, kitchen, formal dining, living room, foyer, loft, & game room.
- Last, but not least, we love saving money on electricity!