

INFO BUYERS WANT TO KNOW

HOW OLD IS?

- A/C # OF UNITS 3 units (combo a/c & heat) - 2nd floor unit was new in 2021, other units owner would guess are over 10 years old but operate well
- HEATER # OF UNITS 3 units combo – see above
- WATER HEATER # OF UNITS 2 units side by side, at least 5 years old
- ROOF previous owner stated that he replaced roof in 2016
- CARPET no wall-to-wall carpet in home and area rugs are not included in sale
- FLOORING natural wood floors on first floor were refinished (sanded/stained/poly) in 2018 and engineered wood floors in bedrooms and second floor were installed in 2018 –over 20k spent
- POOL unknown
- POOL PUMP/HEATER unknown
- INTERIOR PAINT most of interior wall surfaces were repainted in last 5 years - over 15k spent
- EXTERIOR PAINT stucco/painted surfaces - unknown. Natural wood-stained brown exterior doors/windows (ex garage door) were refinished in 2018 or more recently)

UTILITIES

ELECTRIC:

HIGH don't recall ~600

LOW don't recall ~150

GAS:

HIGH don't recall ~500

LOW don't recall ~50

WATER:

HIGH don't recall ~300

LOW don't recall ~100

UPGRADES OR FEATURES

See above, wolf double oven ~2020, upgraded theater video projector, screen and theater in wall speakers, chairs in last five years ~10k, garage attached ceiling shelving, vivint security system (2018), outdoor grill (2020) landscaping and enhanced gutters and drainage runoff

corcoran

FERESTER REALTY