

The Mandie
McMillan Team



FYI to Buyers

Address: 4902 Meadow Ct, Dickinson, TX 77539

Schools: Elementary San Leon Junior High Kranz High School Dickinson

Neighborhood

Amenities: home at end of culdesac, peaceful neighborhood, frequent holiday celebrations in community held on culdesac, very friendly people who care for each other

Flooring material: luxury vinyl (LVP) Countertop material: quartz

Cabinet type: custom

Please Provide the Age for the following:

A/C: 2018 # of units: 2 Heater: 2018 # of units 2

Oven: 2018 Dishwasher: 2018 Roof: 1998

Stove: 2018 Water Heater: not sure Carpet: none

Pool: N/A Pool Equipment: N/A Saltwater/Chlorine

Foundation: slab Name Of Company and Year: _____

Fence: _____ Windows: 2018 all new + double paned

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? garage built new in 2014 w/ 2nd story unfinished loft + extra workspace downstairs, entire home stripped to the studs after Harvey

Energy Saving Features:

new insulation in 2018 + area near primary is double insulated + double pane windows

Attic fans: yes / no Attic vents: yes / no insulated windows: yes / no programmable thermostat: yes / no

Are there any existing warranties? rodent remedy in attic - 1yr

Have there been any insurance claims? 2017 for Hurricane Harvey

Is there an existing survey? no

Utility Cost

Electric: Average summer \$213 Winter \$75

Gas: Average summer \$23 Winter \$45

Water: Average summer \$93 Winter \$17

Taxes _____ Taxes after exemptions \$1176.12 HOA dues \$50/yr

Are there any Exclusions? If so please list
N/A

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

1. peaceful + safe neighborhood - no thru traffic
2. community organized events held in caldesac
3. very kid friendly, lots of people walk their dogs
4. easy access to I45, 517 + Hwy 3 -
5. people care + watch out for each other
6. very large yard with mature trees
7. rose plants all over property
8. _____
9. _____
10. _____

What days are the following:

Trash pickup: Wed + Sat Recycling: Thurs (extra fee - \$45/yr)

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



Cost of: Homeowners Policy \$1,669.35 Windstorm \$1,305.90
Flood Insurance \$775