



FYI to Buyers

Address: 3206 Summerwind Ct. Pearland, TX 77584

Zoned Public Schools

Elementary: Silverlake	Junior High: Berry miller
Middle School: Rodgers	High School: Dawson

Neighborhood Information

Amenities: community pool, playgrounds, splashpad, tennis courts

Home information

Flooring Material	ceramic-tyle, waterproof wood laminate, carpet.
Countertop Material	Granite
Cabinet Type	Custom wood in kitchen, master bath + powder bath

Please provide the age for the following

Oven: 8 years	Dishwasher: 10 years	Heater: 2001	# of Heater Units: 2
Stove: 8 years	Roof: 4 years	Water Heater: 10y	# of Water Heater Units: 2
Pool: 12 years	Carpet: 10 years	AC: 23 years	# of AC Units: 2
Pool Equipment: 12 years except pump, 0.1 years			

Circle one

Heat: <input checked="" type="radio"/> Gas or Electric	Dryer: Gas or <input checked="" type="radio"/> Electric
Stove: <input checked="" type="radio"/> Gas or Electric	If Electric, are there gas connections also: <input checked="" type="radio"/> YES or NO
Oven: <input checked="" type="radio"/> Gas or Electric	Double-pane windows: <input checked="" type="radio"/> Yes or <input type="radio"/> No
Attic Fans: Yes or <input type="radio"/> No	Programmable Thermostat: <input checked="" type="radio"/> Yes or No
Attic Vents: <input checked="" type="radio"/> Yes or No	

Recent Updates: total remodel of kitchen & master bath. Stone fireplace, powder bath remodel, outside pool + spa + cedar arbour. all new flooring downstairs.

Smart Devices: (Ring Cameras, Smart Thermostats, security cameras, etc. If they are attached to the home, they are required to stay with the home unless they are listed as an exclusion on the contract)
2 Nest Thermostats

Energy Saving Features:

nest thermostats, High Efficiency pool pump.

Are there any existing warranties?

pool pump - ~~3~~ 3 years. (replaced in march, 2021)

Is there an existing survey?

wedont have a copy

Utility Costs

Electric	Average Summer: \$450/mo \$500/mo	Average Winter: \$250/mo.
Gas	Average Summer: \$50/mo	Average Winter: \$75/mo.
Water	Average Summer: \$45/mo.	Average Winter: \$45/mo.

Taxes	Without Exemptions: \$?	With Exemptions: \$ 7,109 (incl. med)
HOA Dues	\$ 775 annually	Circle one: HOA is paid <u>Annually</u> or Monthly

Cost of Insurance (Company: Nationwide)

* Homeowners Policy: \$ 137.90 /month	Windstorm: \$ 2,986 (safepoint)
Flood: \$ 732/yr	Is flood required? Yes or <u>No</u>
	Do you have an elevation cert.? Yes or <u>No</u>

Are there any exclusions?

no

What days are the following?

Trash Pick up: Tues. & Fri Recycling Pick up: Fri

Additional Information

Mailbox Number: 10 (left side)

Any regular maintenance agreements?

no

What are the top 5 things that buyers should know about your home?

- 1 Its been nearly totally remodeled.
- 2 there are no neighbors behind house. school fields.
- 3 Beautiful, modern pool w/ tropical landscaping.
- 4 Large bedrooms, including guest room with ensuite + large guest rooms
- 5 new roof + recent driveway repairs.