

FYI To Buyers



CORE GROUP
CLIENT ORIENTED REAL ESTATE

Address: 2601 S. Broadway ST #30
La Porte, TX 77571

Schools:

Elementary La Porte

Junior High: La Porte

High School: La Porte

Neighborhood Amenities: gym, library, boat launch, public fishing pier, public beach

parks

Please Provide the Age of the following:

A/C 1yr # of units 2 Heater 1 # of units 2

Oven 8yr Dishwasher 8yr Roof 20yr Stove 1yr Water Heater 2 mo

Carpet/Flooring 1y Pool 20 Pool Equipment 10

Circle one:

Heat: ^x Electric or Gas

Stove: ^x Electric or Gas

Oven: ^x Electric or Gas

Dryer: ^x Electric or Gas or Both

Have there been any insurance claims? no

Is there an existing survey? ^x Y or N

Utility Cost:

Electric: Avg. summer \$350 Winter \$200 **Gas:** Avg. summer \$0 Winter \$0

Water: Avg. summer \$45 Winter \$45

Taxes: \$1800 **HOA Dues:** \$216 **Homeowners Insurance:** \$700



Continued:



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Are there any Exclusions? If so, please list: see exclusions list.

Energy Efficient Features: n/a

Recent Updates: kitchen counter top, AC, Carpet, Laminate flooring

water heater

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

1. very safe water front community
2. Great Neighborhood and neighbors
3. Private Pier
4. HOA Pool
5. Close proximity to golf course
6. close proximity to schools
7. close Proximity to beach
8. Close proximity to public boat launch
9. 2 blocks from fire department
10. Gated community

Trash Pickup day: 0

Recycling day: 0

Mailbox number (If applicable): 30

