



COASTAL

FYI TO BUYERS

(What Buyers Really Want To Know)

ADDRESS: 2715 Hidden Bay Ct, Pearland TX 77584

SCHOOLS: ELEMENTARY Mary Baker Meech JUNIOR HIGH Nolan Ryan

HIGH SCHOOL Shadow Creek HS

NEIGHBORHOOD

AMENITIES: 22 miles of trails / man made lakes recreation centers
golf & tennis courts

FLOORING MATERIALS: LVP COUNTERTOP MATERIAL: _____

CABINET TYPE: _____

AGE FOR THE FOLLOWING:

A/C: 9 by 1 # OF UNITS: 1 HEATER: _____ # OF UNITS: 1

OVEN: 20 DISHWASHER: 4 yr ROOF: 6 yr

STOVE: 20 WATER HEATER: 6 yr CARPET: No carpet

POOL: — POOL EQUIPMENT: — POOL HEATER: —

UPGRADES: _____

GARAGE AMENITIES: Remote Garage Door Opener

ARE THERE ANY EXCLUSIONS? IF SO PLEASE LIST

CIRCLE ONE:

HEAT: ELECTRIC GAS STOVE ELECTRIC / GAS OVEN ELECTRIC / GAS

DRYER: ELECTRIC / GAS IF ELECTRIC IS THERE A GAS CONNECTION ALSO Y OR N

RECENT UPDATES? Recently painted inside house & newly installed luxury vinyl plank flooring throughout

ENERGY SAVING FEATURES:

Energy saving refrigerator, dish washer, & washer/dryer

ATTIC FANS: YES NO ATTIC VENTS: YES/NO INSULATED WINDOWS: YES/NO PROGRAMMABLE THERMOSTAT: YES/NO

ARE THERE ANY EXISTING WARRANTIES?

Yes Roof / AC - 10 year warranty transferable to new owner
will send roof company name with warranty after inspection with Jan Torres

HAVE THEIR BEEN ANY INSURANCE CLAIMS? Yes Roof replaced after storm May 2018

IS THERE AN EXISTING SURVEY? No

UTILITY COST

ELECTRIC: AVERAGE SUMMER \$ 230 WINTER 155.00

GAS: AVERAGE SUMMER \$ 35-60 WINTER \$ 60-75

WATER: AVERAGE SUMMER \$ 95 WINTER \$ 95

TAXES \$ 3970.00 CIRCLE ONE: MUD PID WATER DISTRICT OR N/A

TAX EXEMPTIONS Homestead HOA DUES \$ 1081.00 per year

WHAT ARE THE TOP THINGS THAT BUYERS SHOULD KNOW ABOUT YOUR HOME & NEIGHBORHOOD?

- Shadow Creek Schools - elementary thru HS
- Great Shopping - HEB, Krogers, Aldi, Sam's, Costco, Walmart within 5 mins of house
- Great Restaurants - Thai, Mexican, Japanese, Chinese, American
- miles of walking paths with lakes (beautiful)
- Pools, recreation centers, tennis courts, basketball courts
- Great neighbors!

We are on the same electrical Grid as the hospitals so we almost never have lost electricity through the worst of hurricanes & storms

WHAT DAYS ARE THE FOLLOWING:

TRASH PICKUP: Tues & Fri RECYCLING: Friday

MAILBOX NUMBER (IF APPLICABLE) 15 LOCATION OF BOX South side of home

ANY REGULAR MAINTENANCE AGREEMENTS? No

COST OF HOMEOWNERS POLICY 1066.00 WINDSTORM 1815.00

FLOOD INSURANCE 456.00