

BUYERS WANT TO KNOW

ADDRESS: 12814 Tosca Ln

Does your home have a Home Warranty? If so, please provide name & number: No

Please provide any recent updates: _____

Previous Year's Tax Amount: 28,000

What is the age of the:

A/C: Upstairs + downstairs - 2014 ^(10yrs) Heater/Furnace: 10yrs

Unit 2: Master/office - 2018 ^(6yrs) Unit 2: _____

Water Heater: 10yrs Dishwasher: 10yrs

Carpet: 10yrs Other Flooring: 10yrs

Interior Paint: 10yrs Exterior Paint: 10yrs

Roof: 10yrs Stove: 10yrs

Oven: 10yrs Fence: 10yrs

Built-in Micro: 10yrs Pool/Spa: _____

Pool/Spa Equipment: _____

What is covered by HOA Maintenance Fee? Neighborhood dues + Trash service
* this does NOT include pool Club membership - this separate.
Memorial Bend Club

Average Utilities:

Electricity: High 350 Low 200

Gas: High 150 Low 50

Water: High 250 Low 150

Schools: Elem: Rummel/Geek Middle: Memorial Middle High: * Zoned to Memorial HS

HOA NAME, PHONE NUMBER, & ANNUAL DUES: Memorial Bend HOA \$400+

* but you can apply for a transfer into Stratford.

Interview with the Sellers

1. Why did you decide to buy this home for yourself?

We liked the open floor plan and large windows.

2. What do you think are the best features of your home?

Lots of hardwoods, very little carpet, large windows, turf & covered patio in the back.

3. What do you like best about your neighborhood?

Close proximity to lots of retail, schools, & love the sidewalks!

4. What are your favorite places for recreation, shopping and eating nearby?

Town & Country Village & City Center are fantastic for shopping & great restaurants - all within walking distance or a quick bike ride!