



COASTAL

FYI TO BUYERS

(What Buyers Really Want To Know)

ADDRESS: 12309 Berberry Drive

SCHOOLS: ELEMENTARY Luis Lobit JUNIOR HIGH McAdams / Dickinson

HIGH SCHOOL Dickinson

NEIGHBORHOOD

AMENITIES: Lagoon, community parks/pools, walking, Biking, golf cart trails, special concerts & resident activities

FLOORING MATERIALS: Tile COUNTERTOP MATERIAL: Granite

CABINET TYPE: wood

AGE FOR THE FOLLOWING: All 4.5 yrs.

A/C: 4.5 yrs # OF UNITS: 2 HEATER: 4.5 yrs # OF UNITS: 1

OVEN: 4.5 yrs DISHWASHER: 4.5 yrs ROOF: 4.5 yrs

STOVE: 4.5 yrs WATER HEATER: 4.5 yrs CARPET: 4.5 yrs

POOL: NA POOL EQUIPMENT: NA POOL HEATER: NA

UPGRADES: patio extension, generator & transfer switch, water softener

GARAGE AMENITIES: Electric garage Door

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? _____

ENERGY SAVING FEATURES:

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

ARE THERE ANY EXISTING WARRANTIES?

NO

HAVE THEIR BEEN ANY INSURANCE CLAIMS? NO

IS THERE AN EXISTING SURVEY? YES

UTILITY COST

ELECTRIC: AVERAGE SUMMER \$ 140-230 WINTER \$ 70-90

GAS: AVERAGE SUMMER \$ 30-40 WINTER \$ 50-70

WATER: AVERAGE SUMMER \$ 70-90 WINTER \$ 60

TAXES _____ CIRCLE ONE: MUD PID WATER DISTRICT OR N/A

TAX EXEMPTIONS Homestead HOA DUES \$ 1,818

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

1. 12 acre lagoon + summer activities + concerts
2. Buccees is the "corner store" for Lago Mar
3. Tanger Outlets next to neighborhood
4. GreenBolt Trails for electric golf carts + scooters
5. Blue Lagoon Bar + Grill
6. _____

7.-----

8.-----

9.-----

10.-----

WHAT DAYS ARE THE FOLLOWING:

TRASH PICKUP: wednesday / saturday RECYCLING: NA

MAILBOX NUMBER (IF APPLICABLE) 1 LOCATION OF BOX Redondo Dr.

ANY REGULAR MAINTENANCE AGREEMENTS? NO

COST OF: HOMEOWNERS POLICY \$1,173 WINDSTORM \$ 2,980

FLOOD INSURANCE NA