



# C&S PREMIER REALTY

## Seller's Disclosure Notice Attachment

**Address** 12466 Royal Lake Drive

**Average Utility Costs:**

Water: <u>Domestic Water Company</u>	Monthly Avg: <u>\$75</u>
Electricity: <u>Sam Houston Co-op</u>	Monthly Avg: <u>\$175</u>
Gas: <u>None</u>	Monthly Avg: _____
Other: <u>Big Poppa Joe's Septic, Trash Pickup</u>	Monthly Avg: <u>\$25 , \$25</u>

**Age of Systems:**

HVAC - Type: <u>Electric</u>	Unit# : <u>1</u>	Age: <u>6 yrs</u>
Water Heater - Location: <u>Attic</u>	Unit #: <u>1</u>	Age: <u>Dec 2025</u>
Dishwasher: <u>6yrs</u>	Oven: <u>6yrs</u>	Stove: <u>6 yrs</u>
Microwave: <u>6yrs</u>	Fence: <u>6yrs</u>	Sprinkler: <u>Septic, 6 yrs</u>

**Pool:**

Year Built: None # of Gallons: \_\_\_\_\_ Depth: \_\_\_\_\_ Spa: Yes / No  
 Pool Equipment Age: None Saltwater: \_\_\_\_\_ Chlorine: \_\_\_\_\_

**Locations:**

Mailbox: Next to driveway Box #: 12466  
 Water Meter: Front yard on edge of property line, shared with neighbor  
 Emergency Water Shut off valve: Against house or at the meter

**Please provide any additional features or improvements not mentioned above:**

Washer and dryer included, about 3 years old.  
Septic system was updated to accommodate a family of 6.  
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