

What Buyers Want to Know

Property Address:	13610 Copeland Oaks Blvd, Cypress
Subdivision:	

Build Date	~ 1995 1994
Last Year's Taxes	\$ ~ 8000
HOA Name/Dues	LOE HOA \$970

What is the age of the:

A/C Unit 1:	2 YRS	Heater/Furnace 1:	2 YR
A/C Unit 2:	6+	Heater/Furnace 2:	6+
Water Heater:	3 YRS 5 YRS	Dishwasher:	-
Stove/Oven:	5 YRS	Cooktop:	5 YRS
Microwave:	5 YRS	Garbage Disposal:	?
Carpet:	Down - NEW UP 9 YRS	Other Flooring:	
Interior Paint:	Down - New UP 5 YRS	Exterior Paint:	-
Roof:	9 YRS	Fence:	
Pool/Spa:	NEW HEATER Resurfaced 1 YR	Pool/Spa Equipment:	New Heater, New Motor / Pump

Are the following items gas or electric:

Heater/Furnace:	GAS	Water Heater:	GAS
Dryer Connection:	GAS	Oven:	Electric
Cooktop:	Electric	Fireplace:	GAS

Average Utility Bills:

Electricity High:	900	Electricity Low:	380
Gas High:	250	Gas Low:	25
Water High:	250	Water Low:	55
Trash:	Part of HOA Fees		

What Buyers Want to Know

Schools

Elementary:	HAMILTON Elementary
Middle/Junior High:	Hamilton Middle School
High School:	CV FAIR HS

Recent Upgrades/Updates:

Resurfaced Pool
New Pool Heater
New interior paint / light fixtures / bathroom fixtures
New carpet downstairs (Master / Study)

What have you loved about your home?

Quiet street
Neighbors with kids same age
Easy access to 249, 290 + 99
Excellent drainage - no flooding
Custom Build
Great neighborhood + schools