

SELLER LISTING HIGHLIGHTS

Why did you decide to buy this home for yourself? Location,schools we are zoned to,pool, golf course layout of home,size of the yard allows play

Tell me what you like best about your neighborhood? neighbors are helpful,golf couse/club are close, access to shopping/dining while feeling secluded,very quiet

What do you think are the best features of your home? pool is great for socializing and kids,yard is large enough to play soccer,fire place is great

What are your favorite places for recreation, shopping and eating nearby? LaCentera is close,we can shop anywhere needed within 10 mins, so many food options!

USEFUL PROPERTY INFORMATION:

What are your average utility bills?

Gas	Winter? 100	Summer? 30
Electric	Winter? 150	Summer? 350
Water	Winter? 80	Summer? 65

HOW OLD ARE THE FOLLOWING ITEMS?

Roof 7 ys
 A/C 2 and 5 years
 Furnace 2 and 5 years
 Water Heater 2 mo
 Dishwasher unknown
 Pool mostly new
 Pool Pumps all but one less than 2 years

Do you have a current Survey? YES NO

UPGRADES (Items you have updated to improve property value): new AC units, new water heater, all but one pool pump is new within 2 years, new pool heater, pool resurfaced, irrigation upgraded, new patio/ pergola/screens, painted entire interior, new fixtures/mirrors, water softener and RO system in working order

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

EXCLUSIONS: all televisions in home, small refrigerators, kitchen fridge, gun safe, washer/dryer, freezer and fridge in garage. wood shelving in kitchen/dining room