



ADDITIONAL PROPERTY INFORMATION

AGE OF ROOF	New roof 2022
ANY INSURANCE CLAIMS ON ROOF?	None
AGE OF WATER HEATER	2 new water heaters 2025
AGE OF A/C	All replaced within last 4 years
PRIOR FOUNDATION REPAIRS	None
PRIOR FLOODING/WATER PENETRATION INTO HOME?	None
EXCLUSIONS: <i>(Examples include TV mounts, speakers and/or mounts, attached mirrors, chandeliers, etc)</i>	<ul style="list-style-type: none">- Office furniture (desk/sofa) included- Theater screen and equipment included- Theater chairs and sofas negotiable- Washer and dryer negotiable- Secondary refrigerator negotiable- Master bedroom TV mount included- Fireplace screen included- Hot tub included

AVERAGE UTILITY BILLS

ELECTRIC	Average \$700 per month
GAS	Average \$38 per month
WATER	Average \$120 per month
HOA	\$1250 per year