

Buyers Need to Know: Transparency & Confidence at 21546 Oak Park Trails Drive

2025 PREMIUM UPGRADES

NEW ROOF WITH CLASS 3 IMPACT-RESISTANT SHINGLES



Completed on 19/08/2025 by Martin Roofing and Solar using IKO Dynasty shingles, designed for superior wind and impact resistance.



2025 LENNOX FURNACE INSTALLATION

Features a registered parts warranty valid until 11/10/2025, providing a decade of mechanical peace of mind.

VERIFIED HVAC PERFORMANCE

14 SEER 4-ton AC unit was installed in 2017, with Goodman parts coverage registered through July 2027.

SUSTAINABLE ENERGY & EFFICIENCY

19-PANEL ROOF-MOUNTED SOLAR SYSTEM



A photovoltaic system installed in 2017 that offers potential electricity cost offsets; full plansets and approval documents are ready for review.

EXTENSIVE SOLAR DOCUMENTATION

Sellers have provided YTD savings data, installation contract addendums, and EMR documentation for lender underwriting.



RISK PROFILE & SECURITY



HIGH-CONFIDENCE FLOOD ZONE X STATUS

Property is located outside the 100- and 500-year floodplains (SFHA: Out) as per the 15/11/2019 flood panel.



VERIFIED ASSET BASELINE

A 2,475 SF traditional brick two-story home built in 2003 with a 96% AVM confidence score as of July 2026.



TRANSPARENCY & CLOSING READINESS CHECKLIST

DOCUMENTATION AVAILABLE FOR IMMEDIATE REVIEW

All critical files are organised to assist lenders, title companies, and inspectors in accelerating the due diligence process.



DISCLOSURES

Signed Seller's Disclosure Notice (TXR 1406)



ROOF

Paid 2025 Completion/Payment and Warranty Document



SOLAR

Planset, Approval/EMR, & Installation Addendum



HVAC

Furnace Warranty Registration & AC



HVAC

Furnace Warranty Registration & AC Registration



PROPERTY RECORDS

Current Survey/Map Documentation & Floor Plan