

Utility Information

Property Address: 175 Lakeshore Dr, Oscar, LA, 70762

	<u>Provider</u>	<u>Phone Number</u>	<u>Avg. Cost</u>
Gas:	N/A		
Electric:	Entergy	800-368-3749	\$225/month
Water:	Pointe Coupee Public Utilities	225-638-8507	\$55/month
Sewer:	Pleasant View Lake HOA	225-503-2648	\$35/month
Telephone:			
Cable/Internet:	Sparklight	844-423-8029	Internet Only \$100/month
Trash (Incl. Day):	Pelican Waste	225-263-8260	Tues & Fri Free
Security System:			
Termite Contract:	Arrow Termite	225-751-8900	\$312/year
Flood Insurance:	NFIP	800-767-4341	\$467/year



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Home Information

Property Address & Age: 175 Lakeshore Dr, Oscar, LA, 70762

Home Owners Association Information:

- Is there an HOA? Yes ☒ No ☐
 - If Yes, what is the HOA name? Pelican View Lake HOA
 - What is the HOA Fee? \$281 Monthly ☐ Quarterly ☐ Annually ☐ **Semi-Annual** ☒
 - What does the HOA Fee include? Maintenance of Lake & Community Green Areas

Approximate Age (Please give the year)

Roof: 10 years Gas Elec
A/Cs & Heaters: 10 years ☐ ☒
Water Heaters: 10 years ☐ ☒
Generator: _____
Appliances: 10 years
Septic Tank: _____
Septic Last Serviced? _____
Pool Equipment _____

Included in the sale of the home:

Window Treatments: ☒ Children's Play Equip: ☐
Refrigerators: ☒ Basketball Goal: ☐
Outdoor Sheds: ☐ Garden Statues: ☐
Washer: ☐ Security System: ☐
Dryer: ☐ Ring/Vivant Doorbell: ☐
Microwave: ☒ TVs: ☒

Not included in the sale of the home:

Ring cameras are excluded from the sale.

Inflatable hot tub, washer, & dryer are negotiable

Only TV included in sale is outside TV. Seller does not warranty it. They haven't used it & don't have the remote.

Microwave in kitchen is reserved, but another one will be put in prior to close.

Dryer Connection Gas or Electric? Electric

Home Improvements (include the year if possible) and additional information about your home:

Inflatable hot tub purchased about 1.5 years ago & well maintained. It faces the

beautiful lake and amazing outdoor fireplace. Negotiable w/ sale

Bull outdoor grill just updated with new burners & grates

Edging stones placed around updated flower beds in last 2 years

Bench on front porch repainted in last 2 years

Front decorative shutters recently painted

2-car garage + boat port

Outdoor kitchen includes Sonic Ice Maker, double door wine cooler/mini fridge,

Bull grill, burner stove, and sink.

Home recently pressure washed