

PARADISE EXCLUSIVE REAL ESTATE
Listing Information & Frequently Asked Questions

Property Address: 428 Boundary Blvd, Rotonda West, FL 33947

Year built: 2002 Name of Builder: STARLINE DEVELOPMENT CORP

UTILITY INFORMATION

Water Co: Charlotte County Utilities Average Monthly cost: \$ 105

Electric Co.: Florida Power & Light Average Monthly cost: \$ 125

Gas or Propane: N/A Average Monthly cost:

MAINTENANCE INFORMATION

Lawn Service: self Average Monthly Cost:

Pest Control: self Average Monthly Cost:

Pool Service: self Average Monthly Cost:

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Safe Harbor Annual Cost of Homeowner's Policy: \$1554.96

Name of Flood Ins. Co not required Annual Cost of Flood Insurance:

How old are the following Appliances?

Air Conditioner <u>2017</u>	Microwave <u>2019</u>	Refrigerator <u>2019</u>
Dishwasher <u>2019</u>	Oven <u>2019</u>	Lawn Sprinkler/Pump <u>2020</u>
Disposal <u>unknown</u>	Washer <u>2016</u>	Dryer <u>2016</u>
Range <u>2019</u>	Water Heater <u>unknown</u>	

ROOF INFORMATION

What is the age of the roof? brand new Is it the original roof? Yes/No X

If the roof was replaced, what year? 2023, 2016 Is there a warranty? Yes/No X

What roofing company replaced the roof? JA Edwards of America, Inc.

Type of Roof Metal X Shingle Tile Complete Re-Roof, GAF 50 year asphalt shingle

POOL INFORMATION

Chlorine or Salt Do you have Solar? Yes/No Type of Decking _____
Age of Pool Pump unknown Pool Heater 2019 Age of Pool Cage & Screens 2002, 2022

MISC INFO

Fireplace - Electric Gas Wood None Do you have Manablock Plumbing Yes/No
Do you have Hurricane Shutters – Please describe not needed - hurricane windows

Do you have Impact Doors or Windows – Pls describe _____

Homeowners Assoc Yes/No HOA Fee \$190 Annual/Quarterly/Monthly

Other Fees or Dues N/A Fee _____ Annual/Qtrly/Monthly

If Boat Access – what water or waterways Rotonda Canals

of Bridges _____ Bridge Clearance _____ Water depth in canal/dock area 2-5 feet

Boating or Waterway useful info fresh water canals, great for kayaking, shallow boats including pontoons

Landscaping features Beautiful gardens, low maintenance

Special Plantings/Trees/Fruit Very productive Avocado Tree and Mango Tree

Special Home Features/Things you find important or unusual _____

Any items to be INCLUDED in sale All Appliances plus Turnkey Furnished Option

Any items to be EXCLUDED from sale Personal belongings and some artwork.

Copy of Survey Provided Yes/No

Copy of Elevation Provided Yes/No Flood Zone X

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. PARTIES ARE ADVISED TO VERIFY