

PARADISE EXCLUSIVE REAL ESTATE
Listing Information & Frequently Asked Questions

Property Address: 10614 Hillwood Dr., Port Charlotte FL 33981
Year built: 2019 Name of Builder: Luke Brothers

UTILITY INFORMATION

Water Co: Charlotte Co. Average Monthly cost: \$130.00 incl. irrigation
Electric Co.: FPL Average Monthly cost: \$170.-
Gas or Propane: CalKins Average Monthly cost: \$15.-

MAINTENANCE INFORMATION

Lawn Service: Kevin Mulhair Average Monthly Cost: \$120.00
Pest Control: PURCOR Average Monthly Cost: _____
Pool Service: Self Average Monthly Cost: \$50.00

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Olympus Annual Cost of Homeowner's Policy: \$2500 +/-
Name of Flood Ins. Co. N/A Annual Cost of Flood Insurance: _____

How old are the following Appliances?

Air Conditioner	<u>3yrs</u>	Microwave	<u>3</u>	Refrigerator	<u>3</u>
Dishwasher	<u>3</u>	Oven	<u>3</u>	Lawn Sprinkler/Pump	<u>3</u>
Disposal	<u>3</u>	Washer	<u>3</u>	Dryer	<u>3</u>
Range	<u>3</u>	Water Heater	<u>3</u>		

ROOF INFORMATION

What is the age of the roof? 3yrs. Is it the original roof? Yes
If the roof was replaced, what year? N/A Is there a warranty? Yes
What roofing company replaced the roof? _____
Type of Roof Metal Shingle Tile

POOL INFORMATION

Chlorine or Salt Do you have Solar? ~~Yes~~ No Type of Decking Pavers
Age of Pool Pump 3 yrs. Pool Heater X Age of Pool Cage & Screens 3 yrs.

MISC INFO

Fireplace - Electric Gas Wood None Do you have Manablock Plumbing Yes No
Do you have Hurricane Shutters – Please describe No.
Do you have Impact Doors or Windows – Pls describe YES All Doors & Windows
Homeowners Assoc Yes/No HOA Fee \$60- Annual/Quarterly/Monthly
Other Fees or Dues N/A Fee _____ Annual/Qtrly/Monthly
If Boat Access – what water or waterways N/A
of Bridges N/A Bridge Clearance N/A Water depth in canal/dock area N/A
Boating or Waterway useful info _____

Landscaping features Curbed Planting Areas
Special Plantings/Trees/Fruit _____

Special Home Features/Things you find important or unusual 11 Irrigation zones using well water on grass. 1 irrigation zone uses county water in planting areas.

Any items to be INCLUDED in sale Garage cabinets

Any items to be EXCLUDED from sale TV Wall Mounts

Copy of Survey Provided Yes/No

Copy of Elevation Provided Yes/No

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