

PARADISE EXCLUSIVE REAL ESTATE
Listing Information & Frequently Asked Questions

Property Address: 8025 WEYERS CT, ENGLEWOOD, FL 34224-5139

Year built: 2014 Name of Builder: Tradewinds Luxury Homes

UTILITY INFORMATION

Water Co: Englewood Water District Average Monthly cost: \$189/mo

Electric Co.: Florida Power & Light Average Monthly cost: \$ 135/mo

Gas or Propane: none Average Monthly cost:

MAINTENANCE INFORMATION

Lawn Service: Wright's Landscaping - mowing Average Monthly Cost: \$125/mo

True Green - Lawn fertilization and weed control \$ 134/mo

Pest Control: Pinpoint Pest Control Average Monthly Cost: \$75/qtr

Pool Service: Pelican Pools Average Monthly Cost: \$135/mo

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Frontline Annual Cost of Homeowner's Policy: \$2,866

Name of Flood Ins. Co Progressive Annual Cost of Flood Insurance: \$3,252

How old are the following Appliances?

Air Conditioner 10 yrs

Microwave 10 Refrigerator 10

Dishwasher 10

Oven 10 Lawn Sprinkler/Pump 2015

Disposal new

Washer 10 Dryer 10

Range 10

Water Heater 10

ROOF INFORMATION

What is the age of the roof? 1 year Is it the original roof? Yes/No **X**

If the roof was replaced, what year? 7/2023 Is there a warranty? Yes/No

What roofing company replaced the roof? Tekram Services

Type of Roof **X** Metal Shingle Tile

POOL INFORMATION

Chlorine or Salt Do you have Solar? Yes/No Type of Decking pavers
Age of Pool Pump 2014 Pool Heater 2024 motor Age of Pool Cage & Screens 2023

MISC INFO

Fireplace - Electric Gas Wood None Do you have Manablock Plumbing Yes/No
Do you have Hurricane Shutters – Please describe not needed
Do you have Impact Doors or Windows – Pls describe yes
Homeowners Assoc Yes/No HOA Fee \$500 Annual/Quarterly/Monthly
Other Fees or Dues _____ Fee _____ Annual/Qtrly/Monthly
If Boat Access – what water or waterways Oyster Creek
of Bridges 2 Bridge Clearance _____ Water depth in canal/dock area 1.5 to 3 feet at dock
Boating or Waterway useful info Deeper in main parts of Oyster Creek, at neighborhood day dock

Landscaping features Mangroves at water's edge, private firepit area, tons of privacy

Special Plantings/Trees/Fruit _____

Special Home Features/Things you find important or unusual _____

Kayak/jet ski from backyard dock right out to Lemon Bay / ICW.

Walk/bike from this property to miles of trails in the Oyster Creek Environmental Park.

Follow the Oyster Creek Waterfront Trail from the backyard south to Ann & Chuck Dever Park and Rec Center.

Any items to be INCLUDED in sale furnishings are negotiable

Any items to be EXCLUDED from sale Personal items, art work

Copy of Survey Provided Yes/No

Copy of Elevation Provided Yes/No

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