

\$ 995,000

PARADISE EXCLUSIVE REAL ESTATE
Listing Information & Frequently Asked Questions

Property Address: 10549 Washington Rd
Year built: 1994 Name of Builder: _____

UTILITY INFORMATION

Water Co: Charlotte County Average Monthly cost: \$130
Electric Co.: FPL Average Monthly cost: \$265
Gas or Propane: N/A Average Monthly cost: _____

MAINTENANCE INFORMATION

Lawn Service: Keith Farrell Average Monthly Cost: \$110/mo
Pest Control: Hughes Average Monthly Cost: \$50/5tr
Pool Service: Community Pools Average Monthly Cost: \$80/mo
Thru property manager

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Heritage Annual Cost of Homeowner's Policy: \$2105/yr
Name of Flood Ins. Co: ~~Acacia~~ Wright Flood Annual Cost of Flood Insurance: \$3154/yr

How old are the following Appliances?

Air Conditioner new Microwave 13 Refrigerator 13
Dishwasher 13 Oven 13 Lawn Sprinkler/Pump 2 yrs
Disposal 0/03 Washer new Dryer 13
Range 13 Water Heater 12

ROOF INFORMATION

What is the age of the roof? new Is it the original roof? Yes/No
If the roof was replaced, what year? 2023 Is there a warranty? Yes/No
What roofing company replaced the roof? Complete Roofing
Type of Roof Metal Shingle Tile Ceramic

Moved in 2010

POOL INFORMATION

Chlorine or Salt Do you have Solar? Yes (No) Type of Decking _____
Age of Pool Pump 1 yr Pool Heater 5 ys Age of Pool Cage & Screens new

MISC INFO

Fireplace - Electric Gas Wood (None) Do you have Manablock Plumbing Yes (No)
Do you have Hurricane Shutters - Please describe new hurricane roll downs on lanai
Do you have Impact Doors or Windows - Pls describe yes
Homeowners Assoc (Yes/No) HOA Fee 120/yr (Annual/Quarterly/Monthly)
Other Fees or Dues _____ Fee _____ Annual/Qtrly/Monthly
If Boat Access - what water or waterways Santa Cruz Waterway
of Bridges 0 Bridge Clearance _____ Water depth in canal/dock area _____
Boating or Waterway useful info Sailboat access, lock system across canal from Preserve

Landscaping features _____

Special Plantings/Trees/Fruit _____

Special Home Features/Things you find important or unusual _____

Any items to be INCLUDED in sale Turnkey Furnished

Any items to be EXCLUDED from sale Personal items

Copy of Survey Provided Yes (No)

Copy of Elevation Provided Yes (No)

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