

**PARADISE EXCLUSIVE REAL ESTATE**  
**Listing Information & Frequently Asked Questions**

Property Address: 1450 AKEN ST, PORT CHARLOTTE, FL 33952-2932

Year built: 1983 Name of Builder: \_\_\_\_\_

**UTILITY INFORMATION**

Water Co: Charlotte County Utilities Average Monthly cost: \$30/mo

Electric Co.: FPL offset by Solar Average Monthly cost: see sep document

Gas or Propane: N/A Average Monthly cost: \_\_\_\_\_

**MAINTENANCE INFORMATION**

Lawn Service: Froylan Montes 863-473-3050 Average Monthly Cost: \$25/mowing

Pest Control: Organic - no chemicals Average Monthly Cost: \_\_\_\_\_

Pool Service: Chuck Kellogg 941-716-7272 Average Monthly Cost: \$100/mo

**INSURANCE INFORMATION**

Name of Homeowner's Ins. Co.: People's Trust Annual Cost of Homeowner's Policy: \$1900/year

Name of Flood Ins. Co not necessary Annual Cost of Flood Insurance: \_\_\_\_\_

**How old are the following Appliances?**

Air Conditioner <u>2017</u>	Microwave <u>2-3 ys</u>	Refrigerator <u>2-3 ys</u>
Dishwasher <u>2-3 ys</u>	Oven <u>2-3 ys</u>	Lawn Sprinkler/Pump <u>2 ys</u>
Disposal <u>2-3 ys</u>	Washer <u>moving</u>	Dryer <u>moving</u>
Range <u>2-3 ys</u>	Water Heater <u>2021</u>	

**ROOF INFORMATION**

What is the age of the roof? 3 years Is it the original roof? Yes/No X

If the roof was replaced, what year? 2020 Is there a warranty? Yes/No X

What roofing company replaced the roof? ADAMZ ROOFING INC

Type of Roof Metal X Shingle Tile

### POOL INFORMATION

Chlorine or Salt  Do you have Solar? Yes/No  Type of Decking tile and cement  
Age of Pool Pump 2020 Pool Heater 2021 Age of Pool Cage & Screens 2004 / 2022  
electric heat pump

### MISC INFO

Fireplace - Electric Gas Wood  None Do you have Manablock Plumbing Yes/No   
Do you have Hurricane Shutters – Please describe accordian on lanai, metal elsewhere  
Do you have Impact Doors or Windows – Pls describe all new sliders and some new windows  
Homeowners Assoc Yes/No  HOA Fee \_\_\_\_\_ Annual/Quarterly/Monthly  
Other Fees or Dues \_\_\_\_\_ Fee \_\_\_\_\_ Annual/Qtrly/Monthly  
If Boat Access – what water or waterways Niagara Waterway - fresh water  
# of Bridges \_\_\_\_\_ Bridge Clearance \_\_\_\_\_ Water depth in canal/dock area \_\_\_\_\_  
Boating or Waterway useful info small craft, does not have Gulf access

Landscaping features organic, no chemicals used, fruit trees, tropical flowers, irrigation from canal, dock

Special Plantings/Trees/Fruit citrus, ....

Special Home Features/Things you find important or unusual \_\_\_\_\_

Solar Panels installed April 2021 by Solar Bear LLC -- owned system, will be paid off at closing

~~Amazing ORGANIC tropical gardens, including fruit trees and raised beds, with irrigation from canal.~~

~~Additional detached 400 sq ft block built workshop with A/C.~~

~~Electric panel was upgraded to 200 Amp in 2021.~~

~~Brand new water softener, 2021 new pool heater and salt generator~~

Any items to be INCLUDED in sale bar fridge in 4th bed / den stays

Any items to be EXCLUDED from sale washer, dryer, wine fridge in Dining Room,

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**