

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

Property Address: 10549 Washington Rd, Port Charlotte FL 33981

Year built: 1994 Name of Builder: \_\_\_\_\_

**UTILITY INFORMATION**

Water Co: Charlotte County Average Monthly cost: \$130

Electric Co.: Florida Power & Light 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/Qtr

Pool Service: Community Pools thru property mgr Average Monthly Cost: \$80/mo

**INSURANCE INFORMATION**

Name of Homeowner's Ins. Co.: Heritage Annual Cost of Homeowner's Policy: \$2105

Name of Flood Ins. Co Wright Flood Annual Cost of Flood Insurance: \$3154

**How old are the following Appliances?**

Air Conditioner	<u>Nov '23</u>	Microwave	_____	Refrigerator	_____
Dishwasher	_____	Oven	_____	Lawn Sprinkler/Pump	<u>2 ys</u>
Disposal	_____	Washer	<u>new</u>	Dryer	_____
Range	_____	Water Heater	<u>7 ys</u>		

**ROOF INFORMATION**

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

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

What roofing company replaced the roof? Complete Roofing

Type of Roof Metal **X** Shingle Tile

**POOL INFORMATION**

Chlorine or Salt      Do you have Solar? Yes/No      Type of Decking pavers  
Age of Pool Pump 2 ys      Pool Heater 6 ys      Age of Pool Cage & Screens \_\_\_\_\_

**MISC INFO**

Fireplace - Electric Gas Wood None      Do you have Manablock Plumbing Yes/No  
Do you have Hurricane Shutters – Please describe new rolldown shutters on lanai  
Do you have Impact Doors or Windows – Pls describe yes  
Homeowners Assoc Yes/No      HOA Fee \$120/year      Annual/Quarterly/Monthly  
Other Fees or Dues \_\_\_\_\_      Fee \_\_\_\_\_      Annual/Qtrly/Monthly  
If Boat Access – what water or waterways Santa Cruz Waterway  
# of Bridges none      Bridge Clearance \_\_\_\_\_      Water depth in canal/dock area \_\_\_\_\_  
Boating or Waterway useful info Sailboat access, lock system, view across water is preserved

Landscaping features \_\_\_\_\_

Special Plantings/Trees/Fruit \_\_\_\_\_

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

Tip lot, extended water view on extra wide and deep canal.  
Boat right into lagoon area, then through lock into Gasparilla Sound, giving access to two fresh water Rivers,  
the ICW, barrier islands, and the Gulf of Mexico.

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**