

PARADISE EXCLUSIVE REAL ESTATE
Listing Information & Frequently Asked Questions

Property Address: 10033 ARMY CIR, PORT CHARLOTTE, FL 33981-4142

Year built: 2007 Name of Builder: Mercedes

UTILITY INFORMATION

These are for 2021-2022 when home was occupied full time.

Water Co: Utilities Dept., Charlotte County Average Monthly cost: \$120.00

Electric Co.: Florida Power & Light Average Monthly cost: \$450.00

Gas or Propane: None Average Monthly cost: _____

MAINTENANCE INFORMATION

Lawn Service: Corzetto Enterprises Average Monthly Cost: \$130.00

Pest Control: Hughes Exterminating Average Monthly Cost: \$200.00 *includes annual termite trap treatment*

Pool Service: Sunrise Residential & A+ Pool Service Average Monthly Cost: \$90/mo

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: ACG South Insurance Annual Cost of Homeowner's Policy: \$4,073.30

Name of Flood Ins. Co NFIP through ACG South Annual Cost of Flood Insurance: \$1,237.00

How old are the following Appliances?

Air Conditioner 2 yrs

Microwave 4 yrs Refrigerator 3 yrs

Dishwasher 16 yrs

Oven 16 yrs Lawn Sprinkler/Pump 3 yrs

Disposal 2 yrs

Washer 3 yrs Dryer 10 yrs

Range 16 yrs

Water Heater 4 yrs *Wine cooler in Kitchen Island 6 yrs*

ROOF INFORMATION

What is the age of the roof? 16 ys

Is it the original roof? Yes/No No

If the roof was replaced, what year? NA

Is there a warranty? Yes/No No

What roofing company replaced the roof? Not Applicable

Type of Roof Metal Shingle Tile

POOL INFORMATION

Chlorine or Salt Do you have Solar? Yes/No Type of Decking Stamped Concrete
Age of Pool Pump 2 yrs Pool Heater 10 to 16 yrs Age of Pool Cage & Screens Cage 16 yrs
Screens 6 yrs

MISC INFO

Fireplace - Electric Gas Wood None Do you have Manablock Plumbing Yes/No No
Do you have Hurricane Shutters - Please describe Metal panels for "Aquarium Window" on lanai, and 2 other windows that could not be fitted with impact glass.
Do you have Impact Doors or Windows - Pls describe 11 windows & 3 sets of sliding glass panels/doors.
Homeowners Assoc Yes/No HOA Fee \$120 (optional) Annual/Quarterly/Monthly Annual/Quarterly/Monthly
Other Fees or Dues _____ Fee _____ Annual/Qtrly/Monthly
If Boat Access - what water or waterways Keystone Waterway
of Bridges 3 Bridge Clearance 9 ft. Water depth in canal/dock area 7 ft.
Boating or Waterway useful info _____

Landscaping features Front patio, tropical plantings

Special Plantings/Trees/Fruit Palm trees at front of house

Special Home Features/Things you find important or unusual _____

Formal and informal living & dining areas, huge kitchen, Large pool lanai overlooking the canal and boat dock/lift. ↳ with built-in double full-size ovens

The dock has water & power plus a fish cleaning table.

The boat lift is 10,000 pound capacity, installed in 2017.

Any items to be INCLUDED in sale washer & dryer included; unfurnished

Any items to be EXCLUDED from sale _____

Copy of Survey Provided Yes/No

Copy of Elevation Provided Yes/No

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