

Utility Information

Property Address: 11121 N Oak Hills Pkwy, Baton Rouge, LA, 70810

Provider

Phone Number

Avg. Cost

Gas: Entergy

Electric: Entergy

Water: Baton Rouge Water Co.

Sewer: Baton Rouge Water Co.

Telephone: AT&T

Cable/Internet: AT&T Fiber Internet (cable is wired for Cox & AT&T)

Trash (Incl. Day): Monday is trash. Thursday is trash & recyclables

Security System: ADT

Termite Contract: Terminix

Flood Insurance: N/A



Andrea LaFaver, REALTOR®

Direct: (225) 284 - 0901

Office: (225) 925 - 2500

houses225br@gmail.com

www.houses225.com



Home Information

Property Address & Age: 11121 N Oak Hills Pkwy - Home is 23 years old

Home Owners Association Information:

- Is there an HOA? Yes No
 - If Yes, what is the HOA name? Lakeside Oaks HOA
 - What is the HOA Fee? \$200 Monthly Quarterly Annually
 - What does the HOA Fee include? common grounds landscaping & security camera

Approximate Age (Please give the year)

Roof: 2000 Gas Elec
A/Cs & Heaters: Downstairs 2010
Upstairs 2022
Water Heaters: (3) 2000
Generator: _____
Appliances: Dishwasher
2016
Septic Tank: _____
Septic Last Serviced? _____
Pool Equipment Pool Pump & Polaris 2022
Pool Heater 2023

Included in the sale of the home:

Window Treatments: Children's Play Equip:
Refrigerators: Basketball Goal:
Outdoor Sheds: Garden Statues:
Washer: negotiable Security System:
Dryer: negotiable Ring/Vivant Doorbell:
Microwave: TVs: living room
negotiable

Not included in the sale of the home:
Patio furniture & portable generator negotiable

Dryer Connection Gas or Electric? Electric

Home Improvements (include the year if possible) and additional information about your home:

Pool renovation done in 2020 with new pool decking
New fence in 2021. New plantation blinds in 2012.
Smoke & Carbon Monoxide alarms - 2020
New wood floors & fresh paint upstairs in 2010
Downstairs guest bedroom - New wood floors in 2022
Downstairs guest bedroom (office) - New wood floors in 2010
Primary Bathroom - wallpaper removed & freshly painted, new light fixtures & towel rack accessories in 2023