

PARADISE EXCLUSIVE REAL ESTATE  
Listing Information & Frequently Asked Questions

Property Address: 22295 Montrose Ave, Port Charlotte, FL 33952

Year built: 1965 Name of Builder: \_\_\_\_\_

UTILITY INFORMATION

Water Co: Charlotte County Utilities Average Monthly cost: \$67 - 150

Electric Co.: FPL Average Monthly cost: \$85/mo -

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

MAINTENANCE INFORMATION

Lawn Service: neighbor Average Monthly Cost: \$25/mo

Pest Control: Ant Linda Average Monthly Cost: 55/yr

~~Pool Service:~~ \_\_\_\_\_ Average Monthly Cost: \_\_\_\_\_

INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Citizens Annual Cost of Homeowner's Policy: \$1648/yr

Name of Flood Ins. Co N/A Annual Cost of Flood Insurance: \_\_\_\_\_

How old are the following Appliances?

Air Conditioner	<u>2016</u>	Microwave	<u>5ys</u>	Refrigerator	<u>10ys</u>
Dishwasher	_____	Oven	<u>7-8ys</u>	Lawn Sprinkler/Pump	_____
Disposal	_____	Washer	<u>5ys</u>	Dryer	<u>NEW</u>
Range	<u>7-8ys</u>	Water Heater	<u>2021</u>		

ROOF INFORMATION

What is the age of the roof? < 1 yr Is it the original roof? Yes/No  No

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

What roofing company replaced the roof? Roofs Only Florida

Type of Roof Metal  Shingle  Tile

**POOL INFORMATION**

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

**MISC INFO**

Fireplace - Electric Gas Wood None Do you have Manablock Plumbing Yes/No Yes  
Do you have Hurricane Shutters - Please describe yes in shed  
Do you have Impact Doors or Windows - Pls describe some impact windows  
Homeowners Assoc Yes/No Yes HOA Fee \_\_\_\_\_ Annual/Quarterly/Monthly  
Other Fees or Dues \_\_\_\_\_ Fee \_\_\_\_\_ Annual/Qtrly/Monthly  
If Boat Access - what water or waterways \_\_\_\_\_  
# of Bridges \_\_\_\_\_ Bridge Clearance \_\_\_\_\_ Water depth in canal/dock area \_\_\_\_\_  
Boating or Waterway useful info \_\_\_\_\_

Landscaping features \_\_\_\_\_  
Special Plantings/Trees/Fruit \_\_\_\_\_

Special Home Features/Things you find important or unusual \_\_\_\_\_  
Very nice helpful neighbors, low crime area  
Schools nearby  
Florida Room w/ gorgeous views

Any items to be INCLUDED in sale Turnkey furnished

Any items to be EXCLUDED from sale minor decor items

Copy of Survey Provided Yes/No Yes

Copy of Elevation Provided Yes/No Yes

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