

**PARADISE EXCLUSIVE REAL ESTATE**

## Listing Information & Frequently Asked Questions

Property Address: **10614 Hillwood Drive, Port Charlotte, FL 33981**

Year built: **2019** Name of Builder: **Luke Brothers Custom Homes**

## UTILITY INFORMATION

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

Electric Co.: FPL                                  Average Monthly cost: \$170

Gas or Propane: Calkins Average Monthly cost: \$170/year

## MAINTENANCE INFORMATION

Lawn Service: Kevin Mulhair Average Monthly Cost: \$120

Pest Control: Purcor Average Monthly Cost: \_\_\_\_\_

Pool Service: self Average Monthly Cost: \$50

## INSURANCE INFORMATION

Name of Homeowner's Ins. Co.: Olympus      Annual Cost of Homeowner's Policy: \$2500

Name of Flood Ins. Co not carrying flood insurance Annual Cost of Flood Insurance:                     

## How old are the following Appliances?

Air Conditioner 4 ys

Microwave 4 ys

Refrigerator 4 ys

Dishwasher 4 ys

Oven 4 ys

Lawn Sprinkler/Pump 4 ys

Disposal	4 ys
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Washer 4 ys

Dryer 4 vs

Range 4 ys

Water Heater 4 ys

## ROOF INFORMATION

What is the age of the roof? 4 ys

Is it the original roof? Yes/No

If the roof was replaced, what year?

Is there a warranty? Yes/No

What roofing company replaced the roof?

Type of Roof   Metal   Shingle   Tile

## POOL INFORMATION

Chlorine or Salt ☒ Do you have Solar? Yes/No ☒ Type of Decking pavers  
Age of Pool Pump 4 ys Pool Heater N/A Age of Pool Cage & Screens 4 ys

## MISC INFO

Fireplace - Electric Gas Wood ☒ None Do you have Manablock Plumbing Yes/No ☒  
Do you have Hurricane Shutters – Please describe none  
Do you have Impact Doors or Windows – Pls describe Yes - all doors and windows  
Homeowners Assoc ☒ Yes/No HOA Fee \$60 WPOA ☒ Annual/Quarterly/Monthly  
Other Fees or Dues optional SGC HOA Fee \$120 ☒ Annual/Qtrly/Monthly  
If Boat Access – what water or waterways boat ramp down the street  
# of Bridges none Bridge Clearance N/A Water depth in canal/dock area N/A  
Boating or Waterway useful info Miles of canals, lagoon, protective lock system to the Sound & Gulf

Landscaping features Curbed tropical planting areas

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

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

11 Irrigation zones using well water on the grass, 1 irrigation zone uses County water for the planting beds.

Very private extended yard with permanent wooded preserve behind.

Any items to be INCLUDED in sale leaving the living room wall unit, other furniture negotiable

Any items to be EXCLUDED from sale TVs and wall mounts

Copy of Survey Provided Yes/No

Copy of Elevation Provided ☒ Yes/No

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