

EXPENSES

	monthly		yearly
Water/Sewer	\$65	Hazard Insurance	\$1,967
Power	\$140-240	Flood Insurance	\$0
Lawn Care	\$100	Taxes	\$3939
		CDD	\$0

MAJOR COMPONENTS & UPDATES

Roof	2020	Fridge	2015?	Washer	unknown
HVAC	2018	Range	2015?	Dryer	unknown
Water Heater	unknown	Microwave	2015?		
		Dishwasher	2015?		

Updates to: Plumbing Y
 Windows or doors Y

WARRANTIES & CONTRACTS

*Standard \$360 Old Republic Home Warranty provided by listing agent by request at contract
 Roof warranty

SELLER'S FAVORITE FEATURES

Location in the heart of Sarasota
 Large yard set back off the street
 Bonus family room
 Arlington Park neighborhood with sidewalks & close to park
 No HOA or CDD

GREEN & COST-SAVINGS FEATURES

Brand new roof with 3rd nails & tie downs
 2018 HVAC for efficiency
 Flood Zone X (ie. flood insurance not required)

COMMUNITY & RESTRICTIONS

Pet restrictions? City & county restrictions only
 Fence restrictions? City & county restrictions only
 Rental restrictions? 8 day minimum. See city restrictions.

NEARBY FAVORITES

Restaurants at Siesta (J-Pan, Shakespear's, Andrea's), Southside Village, Arlington Park playground & courts, Legacy Trail extension coming soon...

ADDITIONAL PAPERWORK AVAILABLE

- Warranties
- Property Disclosure
- Floorplan
- Owner's Title Policy
- Survey
- Wind Mit report (for insurance discounts)

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