

**EXPENSES**

	monthly		yearly
Water/Sewer	\$37	Hazard Insurance	\$2750
Power	\$80	Flood Insurance (premium)	\$3767
Lawn Care	\$50	Taxes	\$2300

**MAJOR COMPONENTS & UPDATES**

Roof	2011	Fridge	2010	Washer	2020
HVAC	2010	Range	2010	Dryer	2020
Water Heater	2012	Microwave	2020		
Septic Pumped	2020	Dishwasher	2020		
Sewer Connect	2011				

**WARRANTIES & CONTRACTS**

\*Standard \$360 Old Republic Home Warranty provided by listing agent by request at contract  
Termite bond provided by Say No to Bugs Inc  
HVAC & plumbing service contract provided by Elite Custom Services

**SELLER'S FAVORITE FEATURES**

Outdoor spaces, fun vibe, carefree living, bike riding distance to the beach & walk to dining

**NOT-SO-NOTICEABLE FEATURES**

Outdoor shower, beach toys etc in the laundry room/storage

**GREEN & COST-SAVINGS FEATURES**

Low-maintenance tropical landscaping. No HOA or CDD fees. Fire hydrant for additional insurance savings

**ITEMS EXCLUDED FROM SALE**

A few personal items including family photos

**COMMUNITY & RESTRICTIONS**

Municipal restrictions only for pets, fences, vehicles & rentals

**NEARBY FAVORITES**

North Jetty Park & Nokomis Beach with kayak/paddleboard launch & the world famous drum circle  
Two waterfront neighborhood parks less than 1 mile away: Bay Point Park & Lyons Bay Park  
Legacy Trail, Nokomis Community Park & Pocono Trail Preserve just across 41  
The deliciousness of Cafe Evergreen, Anita's & Briandi's nearby on 41  
Waterfront dining options include Pop's Sunset Grill, Pelican Alley & Nokomis Sunset Hut

**ADDITIONAL PAPERWORK AVAILABLE**

Property Disclosure  
Warranties  
Owner's Title Policy  
Survey

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**Christina Pitchford PA \* REALTOR®, Broker & Owner \* Suncoast Homes & Dreams**

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