

**EXPENSES**

	monthly		yearly
Water/Sewer	\$50	Hazard Insurance	\$1800
Power	\$115	Flood Insurance	\$0
Pool	\$80	Taxes	\$3962.45
Lawn Care	\$150	HOA/Condo Fee	\$850
Pest/Termite	\$95/quarter	Gas	as needed
Monthly Maintenance Fee	\$0	CDD	\$0

**MAJOR COMPONENTS & UPDATES**

Roof	2001	Fridge	2017	Washer	2006
HVAC	2014	Range	2017	Dryer	2006
Water Heater	2016	Microwave	2017	Saltwater Pool	2005
Well (yard)	2001?	Dishwasher	2017	Pool Heater	2018
Sliding doors	2017	Disposal	2017	Pool Screen	2019

**WARRANTIES & CONTRACTS**

\*Standard \$360 Old Republic Home Warranty provided by listing agent by request at contract HVAC contract with Cool Today

**SELLER'S FAVORITE FEATURES**

Pot filler, wine fridge & self-closing drawers

**NOT-SO-NOTICEABLE FEATURES**

High efficiency HVAC & leaf guards on gutters  
 Baby gate, pool cleaner & storm shutters in garage/attic

**COMMUNITY & RESTRICTIONS**

HOA President is Jennifer Schubert: [jlschubert42@gmail.com](mailto:jlschubert42@gmail.com) & 941-302-7641

- Pet restrictions? Domestic animals only; pets off lot must be leashed (see p 5)
- Fence restrictions: 6 foot max, horizontal wood shadow box only & no fence beyond front wall (see p 4)
- Vehicle restrictions? No work trucks etc; boats etc only allowed for loading purposes (see p 4)
- Other restrictions? See HOA docs in MLS

**NEARBY FAVORITES**

Costco, Publix, Home Depot  
 Bangkok Restaurant, Gecko's, Cafe Barbosa, Peruvian Grill & Curry Station  
 Red Bug Slough, the Legacy Trail, Urfer Park & Siesta Key Beach

**\*FURNISHINGS AVAILABLE OUTSIDE OF CONTRACT**

**ADDITIONAL PAPERWORK AVAILABLE**

Property Disclosure, Floorplan, Appliance/Components Manuals, Owner's Title Policy, Association Docs, Survey, Furnishings List

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