

HELPFUL INFORMATION

I know potential buyers are always curious about the house's history. Our goal is to front-load all disclosures, including a pre-home inspection, and answer all your questions in advance so you can better serve your clients and ensure a smooth transaction. There is nothing better than having answers when your clients ask; hopefully, this makes you look good in front of them. :)

The owners purchased this home in 2020 and made amazing memories there for the last 6ish years. As their 3 kids grow, and one is close to driving, it's time to upsize.

The home is in great shape, and a lot of care has been taken to get this prepared and ready to pass on to the next owners.

I've attached a list of updates so you can share with your clients what has been done.

Thank you for taking the time to read and learn about my sellers. Call me if you have any questions, I am happy to chat anytime.

Updates & Amenities List for 2 Paseo Del Sol

- Plumbing Repiped by the HOA
- Newer Roof by the HOA
- Upgraded Main Line by the HOA
- Recently serviced and flushed water heater
- High efficiency heat pump HVAC system - (over 20K spent)
- Enlarged Duct Work for improved airflow
- Integrated whole-home air purification system
- Panasonic built-in air purifier in one bedroom
- Nest thermostat
- Finished attic storage
- Epoxy garage flooring with built-in overhead storage.

THINGS TO REMEMBER

- One of the best locations in the complex
- Secluded grass area behind the home
- Community Pools & Spas available
- Two Car Direct Access Garage
- Nobody Below or Above you.
- Light and Bright Kitchen based on location
- Nice Tranquil Hillside Views
- Nearby parking spots available
- Corner / End Unit

HOW TO WRITE A WINNING OFFER

- Seller vesting is the following:
Chris R Rader
- Submit with the seller's choice of services. Washer and Dryer not included.
- Include POF and full DU approval if financing is needed.
- Please review the pre-home inspection. Items corrected since are the following:

New Smoke Detectors, and CO2

Lightbulbs replaced

Faceplates replaced where noted

Damper Clamp added

GFCI installed in the kitchen

Inspector noted hold in wall for AC, but that was for a different unit.

- Termite report will be added to the supplement section. Please don't put it on the RPA. HOA covers termite.
- Offers with quicker contingencies and closing dates will be looked upon more favorably.
- Email offers to Brandon@BayBrookRe.com, call or text if you have any questions prior to writing. My number is 949.232.4044