

Property Address: 17806 W Copper Lakes Drive

School Information:

Elementary: Copeland JR/Middle: Aragon High: Langham Creek

Utility information:

Electric	High: <u>\$420</u>	Low: <u>\$130</u>	Average: <u>\$255</u>
Gas	High: <u>\$109</u>	Low: <u>\$30</u>	Average: <u>\$46</u>
Water	High: <u>\$25</u>	Low: <u>\$20</u>	Average: <u>\$22</u>

Do you have a sprinkler System? Yes No
Coverage _____

Do you have a Security System? Yes No
Monitored? Yes No Company _____
Transferable? Yes No MO Pmt _____

Oven? Gas Elec Stove? Gas Elec

Swimming Pool? Yes No Spa/Hot tub? Yes No

Age of Pool? _____ Pool CO _____

Outdoor Kitchen? Yes No Covered Patio? Yes No

Countertops? Granite Corian Solid Surface Laminate Other

Please add your input of what you feel sells your home:

Generac 22kw standby generator (natural gas) paid \$8,500 in 2018, but probably would cost \$15K today

All windows replaced with Renewal by Andersen 2014 - \$51,300

Solar powered attic vents added 2020

Brick on house is genuine Chicago Antique brick - \$25K upgrade. Only 1 other home in Copper Lakes has them

Extra space in garage - 4 ft on side and 9 feet at rear

Driveway gate with commercial automatic gate opener

Leaf guards on gutters

The elevation of the property meant that Harvey floodwaters never got over curb, despite 40" of rain.

Extra large master bathroom and closet

Secret bookshelf hidden attic access in back left upstairs bedroom. New carpet upstairs and in office- 2025

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Please add any improvement or major maintenance item, the year that it was made and the estimated value of the improvement below when you had it built and/or since you have live there (you can attached a spreadsheet):

[illegible]

Mechanical & Structural Systems

Property Address: 17806 W Copper Lakes Drive

Age HVAC 1: Outside Unit 1 yr Inside Unit 1 yr Furnace unsure

Comments: _____

Age HVAC 2: Outside Unit 17 yrs Inside Unit 17 yrs Furnace unknown

Comments: _____

Age of Water Heater(s): Unit 1 8 yrs Unit 2 8 yrs Unit 3 _____

Comments: _____

Roof: Age 13 yrs Warranty(length) expired Transferable (Yes/No) _____

Comments: _____

AGE: Stove 7 yrs Cooktop 7 yrs Microwave 12 yrs Dishwasher 14 yrs Disposal unknown

Comments: _____

POOL: Instalation _____ Pump 1 _____ Pump 2 _____ Heater _____ Plaster _____

Comments: _____

OTHER: _____
