

Additional Property Info and FAQs Answered by Seller

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Property Address: 233 Private Road 8303 Ben Wheeler, TX 75754

Is there a survey on the property? Yes If yes, do you have a copy? Yes

What builder built the home? Palm Harbor

How many owners has the home had? 3

For properties with acreage, how much is wooded? 0 acres Open? 5.76 acres

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? No

Is there Ag. exemption on the property? Yes If so, for what activity? Hay

Are there any recorded/unrecorded easements? No

Are there any written or oral leases (including minerals)? No If so, what are they and with whom? _____

Is the property in a Homeowner's Association? No If so, what are the amount and frequency of the dues? _____

Property Features Updates and Upgrades

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Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	1-17		\$650
A/C Inside Coil/Furnace			
Curtains/Blinds	12-16	Replaced all rods, curtains + some blinds	\$400
Ceiling Fans/Fixtures			
Countertops	1-15	Replaced Kitchen Counters	\$1500
Cabinets			
Deck	11-16	Replaced Front Porch Decking	\$1400
Doors	1-15	Replaced Front + Utility Doors	\$600
Electrical			
Faucets			
Fence	12-16	Replaced Front Fence	\$300
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping		Both Living Rooms, Dining	
Paint	11-16	Exterior, Master, 2nd BR	\$2,000
Roof	7-16	Replaced Entire Roof	\$5,600
Sinks	1-15	Replaced Kitchen Sink	\$100
Septic System	8-15	Pump + Sprayer Replaced	\$440
Sprinkler System			
Walls			
Water Heater			
Windows	11-16	Replaced 3 L.R. windows	
Other: Skirting	11-16	Replaced all skirting	\$2,000
Other: Drive way	11-16	Repaired	\$2000
Other: Storage Sheds	8-15	Purchased 2 Sheds	\$1,000

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

\$17,990