

Utilities and Additional Property Information Provided by Seller

For property at 995 VZ CR 4210 Athens, TX 75752

What providers are used currently for following services?

Electric TVEC phone # 800-766-9576

Sewer _____ phone # _____

Water BETHEL ASH phone # 903-675-8466

Cable N/A (Sat) Direct TV phone # 800-531-5000

Trash _____ phone # _____

Natural Gas N/A phone # _____

Phone Company Century Link phone # _____

Propane N/A phone # _____

Internet Century Link phone # _____

What are the average utilities per month for this property?

Electric: summertime - 275 (HE) winter - 150

Gas: summertime - N/A winter - N/A

Water: summertime - 30 winter - 30

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? _____

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

What builder built the home? Wilkerson Tunnel

How many owners has the home had? 1

If the property includes acreage, how much is wooded and how much is open:

Wooded Approx 20% Open Approx 80%

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where N/A

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

List below all of the features you can think of regarding your property.

INTERIOR: _____

NEW UPDATING - TILE, WOOD FLOORING throughout house

NEW MASTER BATHROOM UPDATE: TILE, WALKIN SHOWER, Glass Door
Granite Counters, NEW FIXTURES, undermount sinks
(FAUCETS AND CUTOFF VALVES)

NEW Kitchen granite counter top, BACKSPLASH (tile),
undermount SS SINK AND FAUCET

NEW Utility room granite counter top, undermount
SS sink and faucet

2 Water Heaters - EXTRA INSULATION - INSULATED GARAGE -
OVERSIZED GARAGE - CEILING FANS

EXTERIOR: _____

CEILING FANS ON Both Porches

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

(SEE ABOVE)

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