

Utility Information and Costs

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Property Address: 385 PR 7124

of People Living in Home: 3 Adults: 1 Children: 2

Approx. Thermostat Temperature Setting in Summer: 72 Winter: 68

Month	Year	Electric	Gas	Water	Trash	Other:
January		500		0	24.00	
February		500				
March		450				
April		450				
May		450				
June		600				
July		600				
August		700				
September		600				
October		550				
November		500				
December		550				
Total						
Average			500 year			

What providers are used currently for the following services?

Electric TVEC phone # 972-932-2214

Water well phone # _____

Sewer — phone # _____

Trash _____ phone # _____

Propane Potts Gas phone # 903-567-6338

Natural Gas — phone # _____

Phone Company — phone # _____

Cable/Satellite Community Internet phone # 903-873-3122

Internet you tube TV phone # _____

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

Property Features Updates and Upgrades

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Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2017 2018	East side West side	9,000 7,000
A/C Inside Coil/Furnace	2017 2018	East side West side	
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets	2015	Kitchen sink + faucet	
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping	2015	Expensive additions flagstone by pool	8,000
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: microwave, dishwasher main house	2017		2500
Other: dishwasher small house	2018		1000
Pool electrical panel, salt generator, switches	2011		4000

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Additional Property Info and FAQs Answered by Seller

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Property Address: 385 and 387 Private Road 7124 Edgewood TX

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

What builder built the home? _____

How many owners has the home had? 2

For properties with acreage, how much is wooded? ~1 Open? ~1/6

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? NO - yes, a portion of west pasture by creek

Is there Ag. exemption on the property? yes If so, for what activity? horses

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? _____

ADDITIONAL PROPERTY INFO FROM SELLER

- Road (gravel) redone in 2019
- Private road
- Fenced & cross fenced, poly vinyl slick & barbed wire
- Good green pasture, sandy loam soil, (4 pastures total)
- Ag exemption
- NO HOA
- 600 ft well & pond
- 2 stock ponds with fish & turtles
- Creek bed at back of property

- 125 x 40 metal barn
- 8 stalls 12 x 12 each
- All stalls with compete mats, wash bay, lighted workshop, back area with dirt floor for animals
- 200 x 120 open arena with gates
- Round pen

- Fully landscaped
- Mature trees
- Large patio
- Pool (10 feet deep with diving rock) & spa
- 500 gallon in ground propane tank
- 250-gallon propane tank for pool/ spa (leased)
- 2 x 6 construction and 8+ piers under floating slab
- Generac whole house generator
- New AC units main house 2017, 2018
- 3-car garage

- Granite countertops
- Italian Herringbone tile
- Commercial gas range
- Warming drawer
- Built in R/F sub zero
- New dishwasher (both houses)
- New microwave
- Wet bar
- Wine cellar
- 3 fireplaces – one gas, one electric, one gel
- Custom decorative painting (throughout both houses)

- Jetted tub in Master Bath, walk in closet, storage, built in dresser & shelves, hidden storage/shelter
- Instant hot water
- Guest house 2/1 with handicap features, grab bars etc.