

Utility Information and Costs

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Property Address: 2399 VZ CR 2318 Canton, TX 75103

of People Living in Home: 4 Adults: 2 Children: 2

Approx. Thermostat Temperature Setting in Summer: 70°F Winter: 65°F

Month	Year	Electric	Gas	Water	Trash	Other:
January		\$210			38.00	
February		\$220			38.00	
March		\$180			38.00	
April		\$165			38.00	
May		\$170			38.00	
June		\$250			38.00	
July		\$260			38.00	
August		\$280			38.00	
September		\$200			38.00	
October		\$180			38.00	
November		\$165			38.00	
December		\$170			38.00	
Total		\$2450			38 456	
Average		204			\$38	

What providers are used currently for the following services?

Electric TVEC phone # 972-932-2214

Water (Well) phone # _____

Sewer N/A phone # _____

Trash Piney Woods Sanitation phone # 1-800-324-2092

Propane N/A phone # _____

Natural Gas N/A phone # _____

Phone Company Century Link phone # 1-800-788-3600

Cable/Satellite DirectTV phone # 1-800-531-5000

Internet Century Link phone # 1-800-788-3600

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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Property Address: 2399 1/2 CR 2318 Canton, TX 75703

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2019		
A/C Inside Coil/Furnace	2018		
Curtains/Blinds	N/A		
Ceiling Fans/Fixtures	2019		
Countertops	2019		
Cabinets	unknown/2019		
Deck	2019		
Doors	2019		
Electrical	2019		
Faucets	2019		
Fence	2021		
Fireplace	Chimney cap 2019	Cleaned Jan. 2020	
Flooring	2019		
Garage Door/Opener			
Insulation	unknown		
Landscaping	2020/22	Yaupon shrubs in front Roses in side bed/lantana in front	
Paint	2019/22	Interior - 2019 Exterior - 2022	
Roof	2021		
Sinks	2019		
Septic System	N/A unknown		
Sprinkler System			
Walls	2019		
Water Heater	2019 (2)		
Windows	2022		\$12,000
Other: <u>Siding</u>	2022		
Other:			

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Additional Property Info and FAQs Answered by Seller

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Property Address: 2399 VZ CR 2318 Canton, TX 75103

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

What builder built the home? Original Unknown / Remodel = Jerry Zelke / Jason Willkerson

How many owners has the home had? 3

For properties with acreage, how much is wooded? 1.59 Open? ~~1.18~~ 1.948

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? No If so, for what activity? —

Are there any recorded/unrecorded easements? Electricity, well water line

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? —

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