

FREQUENTLY ASKED QUESTIONS

Property Address: 1005 NW 3rd Pl, Cape Coral, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$0	WATER	Well System
\$225	ELECTRIC	Lee County Electric Cooperative
\$0	GAS	None
\$65	PHONE/CABLE/INTERNET	Xfinity
\$0	SECURITY	None
\$0	TRASH/RECYCLE	Included with Property Tax Bill
\$130/mo	POOL SERVICE	Pool Medic
\$125/mo	LAWN SERVICE	Mejia Landscaping
\$99/ a quarter	PEST CONTROL	Enviroguard
\$0	FLOOD INSURANCE	Flood Zone X: Lender Doesn't Require
\$3,601/year	HOMEOWNERS INSURANCE	Ovation Home Insurance
\$0	CONDO/HOMEOWNERS ASSOCIATION	None
\$130/quarter	Additional service	Mr. Cool for AC maintenance and care

What does the Homeowner's Association fee include: NO HOA

Approximate date the following were NEW (Write "unknown" if unknown)

REFRIGERATOR: Unknown

RANGE: Unknown

DISHWASHER: 1 year

MICROWAVE: 1 year

WASHER/DRYER: 1 year

AIR CONDITIONER: Unknown

WATER HEATER: 14s years

SPRINKLER/PUMP: Unknown

POOL PUMP: Unknown

ROOF: 2017 Unknown

>Flood Zone: X See attached flood map

>If there is boat access, what is the approximate depth of the shallowest point of the waterway? 3'

>Approximate Clearance of Bridge(s)?

Freshwater Only. No Gulf Access

>Who was the home built by? Unknown

>Does the home have water softener? If yes, what type?

Additional Features to Highlight (that may not be evident upon first glance):

- The View: The house is built around the infinity pool that overlooks the canal. Beautiful.
- The sunrise over the canal from the lanai. Fireworks from the spa on July 4th.
- Size Matters: 2,666 sq ft. 4 bedrooms. Largest waterfront pool home in this market area.
- Money Saver: Flood Zone X means the lender doesn't require flood insurance.
- Pool Package: Heated, saltwater, self-cleaning, spill-over spa, pool bath, outdoor shower.
- Air-Conditioned Garage! There's a mini-split in the oversized garage!
- The 98" TV can stay. 2017 Roof. Fenced Yard.
- Impact windows in all bedrooms; storm shutters for all other windows and doors
- Water Softener is owned (salt based); maintenance is with Pool Medics (\$94/month)
- Updated lighting fixtures inside, outside and garage
- New garbage disposal
- Fresh paint throughout most the house
- Newer kitchen backsplash and vented hood
- Updated ceiling fans in all rooms (except den)

