

WHAT THE SELLER WANTS YOU TO KNOW

1. THE HOME

Number of Bedrooms:
Number of Bathrooms: **2**
Square Footage: **1975**
Neighborhood: **Lazy S Farm Airport**
Do you have a remote for your garage to provide to the Buyer at Closing? **yes**

2. THE LAND

What is the approximate lot size: **7.5 acres**
Is it fenced: Yes ☐ No ☐ . Any additional information: **2 pastures fenced 1.2 acre and 1.3 acre**

Do you have a copy of the survey: Yes ☒ No ☐ . If yes, have there been any changes to the Property since the survey was done (ie: Fence, Pool, Patio, etc) **Pasture Fencing and loafing shed.**

3. THE STRUCTURE

Are you the original owner: Yes ☒ No ☐
Do you know who the builder and/or architect is?: Yes ☒ No ☐ . If yes, who? **Lerner Luxury Homes**
Is the home a certain model:
What upgrades/cosmetic changes have been made since you have owned the home (ex: granite, hardwood floors, kitchen cabinets):
added pool and screen porches
What are your favorite features of your home: **The flow and efficiency of the kitchen**

Are you aware of any outstanding permits: Yes ☐ No ☐ . Any additional information:

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4. UTILITIES & MAINTENANCE

How many updates been done to the following? If so, please provide the approximate year the updates were completed, the contractor who did them, and any other details.

Roof:	Nov 2017 Standing Seam Metal Roof installed
Plumbing:	2018
Electrical:	2018
Windows:	2018
HVAC:	New air handler motor installed Sept 2024
Water Heater:	2018
Septic (if applicable):	Inspected and pumped 2018 (1140 gallon system)
	Gutters on the hangar Aug. 2024. New vinyl windows on hangar porch Sept. 2024
Anything else?:	
Is the hot water heater gas or electric:	Gas on demand hot water heater
Is the HVAC gas or electric:	electric
Are you on metered or well water?:	Well
Are your well and septic systems regularly maintained? If so, by what company?:	A&B Construction, Fort White, FL
What company provides utility services?:	Clay Electric
What company provides your cable service?:	
What company provides your internet service?:	Kinetic
Is your fireplace wood or gas (if applicable)?:	
What day is garbage pickup?:	Thursday

5. POOL (IF APPLICABLE)

Is it salt or chlorine?:	Salt
Is the pool heated?	Heat Pump
If so, is the heater gas, electric, or solar?:	Electric
Is there a spa?	Yes
If so, is the heater gas, electric, or solar?:	electric
What company provides maintenance (if any)?:	none

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6. AUDIO/SURVEILLANCE

Do you have an audio system? **2 way via Reolink cameras**

If so, where is it located? **Front and Side entry doors**

What are the details of your audio system?

Do you have a surveillance system? **Yes**

If so, where are the cameras located? **2 west side, 2 east side and 2 entry door tracking cameras**

What are the details of your surveillance system? **Reolink hard drive with internet access**

Monitor and hard drive recorder are in the Master Bedroom.

7. SUBDIVISION | HOMEOWNERS ASSOCIATION (IF APPLICABLE)

What is the name of your HOA:

Who is management company for your HOA:

How much are your HOA dues:

What do the HOA Fees cover:

What Amenities does your neighborhood have: **2000 x 100' grass runway**

Do you have a copy of your neighborhood covenants: **Lazy S Farm Airport LLC manages the maintenance.**

Does your HOA require a key to access your amenities?

If so, do you have a key to provide to the Buyer at Closing?

8. MAILBOX

If you have a cluster box, what number is assigned to your home?:

Where is your mailbox located: **Hwy 778 and Rasberry court**

Does your mailbox require a key? **no**

If so, do you have a key to provide to the Buyer at Closing?

9. ADDITIONAL INFORMATION

What is your favorite feature about the Home? **Hangar and air conditioned shop for aviation hobby.**

What is your favorite restaurant to visit that's close to the Home? **Great Outdoors High Springs**

Is there anything else you would like to share with the buyer: **Oleno State Park and the Santa Fe River offer outdoor activities**

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