

Extra Information About 12306 Tarpon Springs Road

- A/C
 - Last serviced: January 2019
 - Units replaced: 2009 & 2011
- Water Systems
 - The house plumbing and irrigation system are on well water
 - Reverse Osmosis System in the kitchen (filters replaced yearly, most recently replaced in October 2018, can be replaced by Abney Water supply)
 - Whole house water softener is located in garage
 - Sprinklers on automatic customizable timer
- Roof: tiles professionally cleaned and prepped with “Spray & Forget” in late 2018
- Pool
 - Pool deck painted in summer 2018
 - Outside wooden deck painted in summer 2018
 - Pool equipment heavily serviced in summer 2018 and many parts replaced
 - Spa is heated by gas
 - Pool was originally heated but heater removed. It is possible to install a heater again.
- Gas Tanks
 - The tanks hold propane gas. There are two of them - one dedicated for the spa and one for the house
 - The gas powers the stove and hot water heater.
- Well: the bladder tank was replaced in 2017 and the unit is currently being serviced by Tampa Well
- Septic Tanks: there are two tanks, both of which were recently serviced
- Electrical Bill: approximately \$250 - \$350/month
- Wine Unit: made from cedar, holds 2,000 bottles. Comes with an app that alerts owner to temperature changes
- Appliances
 - Oven replaced in October 2018
 - Microwave replaced in 2014
 - Refrigerator replaced in 2011
 - Refrigerator ice maker replaced in January 2019
 - Dishwasher replaced in 2013
 - Washer and Dryer replaced in 2010 (they are currently under warranty with Sears until July. The washer was serviced in September 2018 and in previous years both the washer and dryer were serviced annually.
 - Eurocave Wine Fridge – original but still in good working condition
 - Refrigerator in laundry room also comes with the home
- Paint
 - All bedrooms were painted at end of 2018
 - Main living areas were painted in 2010
 - Exterior paint: Front done in early 2018 and many touch ups on rest of home (including window sills and patching) done in late 2018
- Front Fountain: pump replaced in January 2019
- House has central vacuum system and is wired for CAT5 in every room
- The gate can be opened via the keypad, remotes, or a button inside the home by the front door
- Annual HOA fees are \$600 and includes the spraying and maintenance of the lake to keep it clean and the maintenance of the planter of corner of Patterson Rd and Tarpon Springs Rd
- Home Inspection Report: a home inspection was conducted in early 2018 and all major and most minor reported issues have been repaired, replaced, or otherwise taken care of. Please see the notebook on table in home’s kitchen for reference.

Additional Information Is Available Upon Request