

ROGER PETTINGELL

Luxury Waterfront Specialist

Office: 941-387-1840 • Mobile: 941-586-6668

roger@pettingell.com • longboatrealestate.com • bestsarasotarealestate.net

FREQUENTLY ASKED QUESTIONS

Date: 03/24/2021

Property Address: 3731 INDIAN BEACH PL Community Name: INDIAN BEACH

HOME • BUILDER • WARRANTY

Builder: TRIANGLE CONSTRUCTION Architect: LAUHLIN'S LUXURY LIFESTYLES

Year built: 2006 Survey provided: Yes No Floor Plan provided: Yes No **ROOF AGE: 2006**

Type of flooring: WOOD, MARBLE, TRAVERTINE Renovations: Yes No (attach details)

Home warranty provided: Yes No Warranty transferrable: Yes No Security system: Yes No

Is the property located on water? Yes No Water depth: _____ High Tide: 4' NEW SEAWALL
CAP IN 2005

Low Tide: _____ Seawall: Concrete Riprap Other None Seawall age: ORIGINAL

Dock: Yes No Boat Lift: Yes No Lift weight limit: 16,000 LBS. Lift age: 2006

Boating access: Yes No Bay access: Yes No Beach access: Yes No Bridge: Yes No

Irrigation Well: YES NO

WINDOWS/SLIDERS/FRENCH DOORS

Windows: Age: 2016 Impact: Yes No Storm shutters: Yes No Age: _____

Sliders/French Doors: Age: 2016 Impact: Yes No Storm shutters: Yes No Age: _____

APPLIANCES

Refrigerator: Age: 2006 Brand: SUB-ZERO

Range/Stove: Age: N/A Brand: _____ Gas Electric

Cooktop: Age: 2006 Brand: KITCHEN AID Gas Electric

Built-in Oven: Age: 2006 Brand: KITCHEN AID (2)

Microwave: Age: 2006 Brand: KITCHEN AID

Dishwasher: Age: 2006 Brand: FISHER PAYKEL (4 DRAWERS)

Dryer: Age: 2006 Brand: KENMORE ELITE

Washer: Age: 2006 Brand: KENMORE ELITE

Water Heater: Age: 2016 Brand: RHEEM Gas Electric Tankless

Water Softener: Age: 2016 Brand: _____

Air Conditioner(s): Age: 2021 2019 2006 Brand: LENNOX (2), CARRIER (1)

Number of units: 3 Number of zones: 4 Service : Yes No

Service Provider: COOL TODAY, ALL AMERICAN

Elevator: Yes No Age: 2006 Number of stops: 3 Service Provider: _____

Generator: Yes No Wattage: 38KWH Propane Gas Natural Gas Dual Fuel

UTILITIES • AVERAGE MONTHLY COSTS • PROVIDERS

Electricity: \$ 600.00 Provider: FPL
Gas: \$ 180.00 Provider: TECO Natural Propane
Water: \$ 250.00 Provider: CITY OF SARASOTA
Cable/Internet: \$ 230.00 Provider: FRONTIER

SERVICES • AVERAGE MONTHLY COSTS • PROVIDERS

Cleaning: Yes No \$ 500.00 Provider: PETRA ROLLINS
Lawn: Yes No \$ 300.00 Provider: ALVAREZ LANDSCAPING
Pest/Termite: Yes No \$ 50.00 Provider: FRED CARP

Swimming Pool

Private pool: Yes No Community pool: Yes No Pool service: Yes No
Monthly service cost \$ 125.00 Service provider: _____
Age of pool: 2006 Depth: 5.5' Length: _____ Pool resurfaced? Yes No
Date pool resurfaced: _____ Pool Heated: Yes No Spa: Yes No Spa Heated: Yes No
Pool Features: Heat pump Solar heated Gas Chlorine Saltwater Outside Bath Access
New pool heater: Yes No Date: 2018 New pool pump: Yes No Date: _____

INSURANCE

Elevation Certificate provided? Yes No Declaration page for each policy provided? Yes No
Homeowners: Yes No \$ 16,664.00 Provider: CHUBB
Wind: Yes No \$ INCLUDED Provider: _____
Flood: Yes No \$ _____ Provider: FEMA
Contents: Yes No \$ INCLUDED Provider: CHUBB

ASSOCIATIONS

Homeowner's OR Condo Association: Yes No Mandatory Optional
\$ _____ Monthly Quarterly Annually
Association documents provided: Bylaws Budget Financials
Name of management company: _____
Contact/Phone/Email: _____

Fee(s) include: Water/Sewer: Yes No
Cable: Yes No
Lawn maintenance: Yes No
Insurance: Yes No

Additional items included with fee(s)? _____