

1711 Flamevine Place – Property Information Sheet (from owner)

♦ Metal Roof - Installed April 2025

♦ New A/C Units – 2 Carrier Units both installed January 2025; 3 ton & 4-ton 15 Seer units w/4in media filter, UV Light,

♦ Water Supply – Well Water

*There are 2 wells on the property: 1 deep well and 1 shallow well.

The well heads are located in backyard and easily visible near the magnolia tree. Pumps and auto-irrigation system are located inside the pump house.

♦ New Finished Water Main House water Pump March 2026.

♦ Irrigation type – Well – Auto Programmable Controller in pump house.

♦ Whole Home Reverse Osmosis/ Dual Activated Carbon Filter System:

o replaced all filters and R.O Membranes January 2025. Located in Pool pump house.

♦ Propane Gas – 250 Gallon Tank Located near the driveway. Access is surrounded and hidden with the elephant bush/tree in front rock bed. Propane is connected to the Stove/oven, Water Heater, Pool Heater.

*The Propane Gas Tank is a LEASED appliance from AmeriGas for \$139.05/year.

January 2025.

♦ 2025 Propane tank remote level gauge installed

♦ New Gas Hot Water Tank – January 2025.

♦

November 2025- Complete whole house All water lines replaced with new code plastic to replace original copper pipe.

♦ Pool – 2024 New Saltwater Pool System

♦ Spa

o New Spa Blower

o Heated by Gas pool heater

♦

*Pump House – The “Pump house” contains components pertaining to the pool and home

water pump and treatment systems.

◆ R/V, Boat, Camper Storage Garage – Installed March 2021; 1400sqft = 35ft x 40ft deep, 20ft h ceiling

o Extra wide Cement Driveway from Main House to

o 2 bay door steel building

o 14 Ft tall, Rated for 150mph winds. Manufacturer; Carports Anywhere.

o Overhead LED Flood lites (6) ceiling fixtures.

o 220 and 110 electrical panel.

o 110 & 220 V Outlets around perimeter walls.

◆ Generac Whole House backupGenerator Installed 2023.

◆ 14/50 EV Hookup in Main House Garage

◆ Fruiting Trees List: Cherry Tree, Guava Tree, Mango Trees, Lemon Trees, Banana Trees

◆ Appliances Washer Dryer Refrigerator in Laundry room, Refrigerator in Kitchen, Gas Range and oven (Talk with owner).

◆ HOA Fee & Frequency: \$450 per year. No known assessments for community

◆ Front Windows in Dining Room: replaced with code storm glass in September 2022

*Only two windows in immediate dining area. Half-moon window and the one below it.

◆ New Traeger Out Door Flat Top Built in Pool Kitchen 2024.

◆ WiFi Light switchesThroughout home controllable by Siri or Alexa.

o KASA brand controllable switches identified by LED circle on wall switches.

◆ All Additional house and WiFi wiring outlets in Master Walk In Closet on top left (NW) shelf wall.

◆ OutDoor Security Camera Wiring (Now InOP) Outlet low in Great Room NW Wall.

◆ Both Master BD Rms, Den, Great-room Walls wired for FlatScreen TVs.

◆ Main House WiFi hook ups in cabinet next to Den Fireplace.

◆ All house exterior LED lights controlled by Timer switches Inside Home and Garage.

◆ Front Entry Water Fountain Auto fill and controlled by Switch in Garage N wall.