

Form

Seller Information Sheet

Information is provided by the seller and should be verified by the buyer. These details will be shared on the MLS with prospective buyers and buyer's agents.

Please provide the address of the property you are selling.

1 West Ct
Pine Knoll Shores

Utility Information

Which, if any, utilities are covered through the payment of your HOA dues? Check all that apply.

Internet

Cable

Sewer

Trash

If not paid by the HOA, who provides your electric service? What is the average monthly cost?

CCEC

If not paid by the HOA, who provides your water service? What is the average monthly cost?

CCEC

If not paid by the HOA, who provides your natural gas or propane service? What is the average monthly cost?

Gas fireplace is not currently connected.

Please check the appropriate boxes below regarding your propane tank, if applicable.

The tank is owned.

The tank is above ground.

Please provide the approximate location of your propane tank, if applicable.

Left side of house near back

Please check the box that best describes your sewage disposal system.

Community Sewer System

Do you have regular pest control services or a termite bond/contract? If so, who is your provider and when was the last service?

Terminex provides exterior spraying only.

Do you have a water softener or water filtration system? If so, who is your service provider?

Water softener - Culligan

Insurance

If your home is part of an HOA, please select the insurance coverage paid by the HOA through the payment of your dues.

Master Homeowner Insurance Policy

Please list the name of the company that provides your wind and hail insurance along with the yearly amount paid.

NCJUA \$5308/yr (I think this also covers interior)

Please list the name of the company that provides your flood insurance along with the yearly amount paid and if the policy is assumable/transferable to a buyer.

National Flood Ins through Allstate \$1986/yr

Home Information

Will your home be sold with a generator?

No

Does your home or building have an elevator?

No, there is no elevator.

Please select the appropriate boxes regarding your fireplace.

I have a gas/propane fireplace.

Please select the appropriate boxes regarding your swimming pool.

I have access to a community swimming pool that is covered by HOA dues.

The pool is in-ground.

The pool uses salt water.

Please describe your water access, if applicable. Please consider approximate range of water depth, weight capacity of lifts, utilities available, length, construction material, etc.

Private, 30+ ft, wood dock with retractable ladder. Access is shallow water, appropriate for small craft such as kayaks and jet skis. No utilities currently but could be installed.

Please select the following that describe the road the home is located on.

This is a private road and maintained by the HOA.

If your home has sustained any storm damage, please provide the details of the damage and repair.

Minor water damage and shingles lost in hurricane/tropical storm - possibly Ophelia in 2005. Shingles replaced.

Dock damage requiring repairs - possibly Florence in 2018

Current damage due to king tides - not yet repaired

Please share anything you would like us to know about your home. Please consider favorite local parks or businesses, community involvement, landscape, etc.

McGinnis Point provides private beach access with ample parking, walkway to a sitting area overlooking beach and stairs to beach, outdoor beach shower, saltwater pool, 2 clay tennis courts, a boat ramp, concrete day dock, day slips, and optional boat storage.

By signing below I confirm that, to my knowledge, the above is true.

A handwritten signature in black ink, consisting of a stylized, cursive script.