

PROPERTY ADDRESS: 466 Herring Gull Court SE, Bolivia

AVERAGE ELECTRIC BILL PER MONTH: \$ 251.85

Account # on BEMC Bill: 40618101

Meter #: 230739428

AVERAGE WATER/SEWER BILL: \$ 245/quarterly Billed Monthly ☐ Every 2 Months ☐

WHO PROVIDES YOUR CABLE AND INTERNET SERVICE? 117.00 Focus internet only

AMOUNT OF TAXES PAID ON PROPERTY IN 2024: \$ 4594.77

FLOOD INSURANCE:

AMOUNT PAID PER YEAR: \$ 1113.00

INSURANCE COMPANY: NC Farm Bureau

Phone # for Insurance Company: 800-647-8052

Policy Number:

HOMEOWNERS/HAZARD INSURANCE:

AMOUNT PAID PER YEAR: \$ 18,267.40

INSURANCE COMPANY: AIG

Phone # for Insurance Company: 800-647-8052

Policy Number: 0007420886401

TERMITE PROTECTION: ☒ YES – Company: Mannings Pest Contr ☐ NO

POA DUES PAID PER YEAR: \$ 508 per quar

POA Dues Covers The Following: maintenance shared spaces, pool, tennis, fitness Ctr, trash, River house Beach House, Holden Beach, Community Center

PRESIDENT OF YOUR ASSOCIATION: Mike McGuire

President's Phone Number: 646-255-5108

ASSESSMENTS PENDING BY THE ASSOCIATION: none

ASSESSMENTS TO COVER THE FOLLOWING:

DO YOU HAVE A PROPANE TANK? YES ☒ If Yes . . .

Above Ground

Below Ground

Own Tank yes?

Lease Tank _____

Who Services The Tank? rd white

ARE YOU ON AN AUTO-FILL PROGRAM ☒ YES ☐ NO

(If you are on an auto-fill schedule, you may want to cancel as we get close to getting your property under contract. Most companies will not give credit to the seller for the gas in the tank.)

AGE OF APPLIANCES: Scotman Nougat bar ice Maker 2020, Wolf Stovetop 2023, Dishwasher 2023, Oven & Microwave 2006, refrigerator 2006, Washer/Dryer with pedestals 2022

FLOORING: Hardwood Tile Laminate Carpet

EXTERIOR SIDING: Hardi-plank

AGE OF ROOF: 2005

AGE OF HEAT AND AIR UNIT: 2023 **Other:** Mini Split 2022 bedroom

Who services your heat & air unit? Mansfield HVAC 910-278-9669

AGE OF WATER HEATER: 2023

WHO BUILT YOUR HOME? ?

WHO DO YOU CALL FOR REPAIRS? various

DO YOU HAVE A SURVEY ON FILE? ☐ YES (We Need a Copy) ☐ NO

DO YOU HAVE AN ELEVATION CERTIFICATE? ☒ YES (We Need a Copy) ☐ NO

WHO HANDLES YOUR PLUMBING? Barry Williams Plumbing 910-367-8292

WHO HANDLES YOUR ELECTRICAL? Mike 860-748-5654

WHO HANDLES THE LAWN MAINTENANCE? Green Up 910-754-9971

SPECIAL FEATURES YOU WANT US TO INCLUDE IN AN AD: Remote controlled Hurricane Shutters 2021, Halo Whole House Water Purifier 2023, Navian Tankless Water Heater 2023, LVT entire 2nd floor 2021, Dehumidifier crawl Space, 2022
