

Things All Buyers Want to Know!

Revised: 9/28/23

Address: 31 Sassi Drive, Croton-on-Hudson, NY 10520


ITEM	INCLUDED	EXCLUDED
Air Conditioning units:	<u>CHA</u>	
Blinds/Curtains/Valences	<u>✓</u>	
Ceiling Fan(s)	<u>2 ✓</u>	
Compactor/Garbage Disp.	<u>n/a</u>	
Dishwasher	<u>✓</u>	
Dryer/Washer	<u>✓</u>	
Elec./Gar. Opener-Remotes	<u>2 ✓</u>	
Fireplace Glass/Screen	<u>✓</u>	
Light Fixtures	<u>✓</u>	
Microwave (Built-in only)	<u>✓</u>	
Playground/swing set	<u>n/a</u>	
Pool Accessories	<u>n/a</u>	
Refrigerator/Freezer (all)	<u>✓ + wine/beer fridge.</u>	
Range/Oven/Cook-top	<u>double wall ✓</u>	
<u>fire pit + cover</u>	<u>✓</u>	
<u>TV above fireplace</u>	<u>✓</u>	

Roof: Type: asphalt Age: 4 yrs # of Layers: 1 Notes: _____
 Type of Heat: forced air hydro air Age of Boiler/Furnace: 4 yrs Number of zones: 2
 Age of Hot Water Heater: tankless Heating Notes: on demand
 Age of Central A/C: 4 yrs # of zones: 2 Electrical Amperage: 200 Breakers/Fuses
 Central: Alarm / Vac. / Speakers / Other: EV charger included

Electric Gas: \$ 4,800 /yr Oil \$ n/a /yr Buried Tank: No / Yes / Removed
 Muni Water: \$ 400 /yr Location of oil tank: _____
 Well Water: No / Yes, Test Results Available: No / Yes Depth: _____ ft.
 Gallons/min.: _____

Location of well: _____ Co Name: _____
 Sewer (Septic) location: rear of house Last Pumped: 4 yrs
 Septic Company: _____ Phone: _____
 If propane: \$ 5,000 /yr Purpose: Check Oil - Peekskill
 Landscaping: \$ 1,500 Pool: \$ _____ Other: _____

Association: No / Yes: Type: _____ Common charges (Basic): \$ _____
 Assessment: \$ _____ Ending: _____ Purpose: _____
 Buyer's Move-In Exps: _____ Seller's Move-Out Exps: _____
 Management Co: _____ Phone: _____
 Amenities (cir): Pool Tennis Clubhouse Playground Jitney Other _____
 Parking Spot/Garage #: _____ Location: _____

Sellers' Signatures: [Signature] x [Signature] Date: 2/10/24
 HOWARD HANNA
 ■
 RAND REALTY
HomeMan.net **914-762-2200**
 MARK SEIDEN
 REAL ESTATE TEAM
 Turning Goals Into Reality