

**Property Information:**

Address: 7264 Aberdeen Ct  
Weeki Wachee, Fl 34607

Bedrooms: 2

Bathrooms: 3 (2 on second level), (1 on first floor)

Half Baths: 0

Exterior Construction: Bock/Stucco/Frame Siding

Garage  /  N Spaces: 3 (Left side tandem)

Garage Door Opener:  /  N

Keypad:  Y /  N Code \_\_\_\_\_

Carport  Y /  N Spaces: \_\_\_\_\_

Year Built: 1997

Vacant:  Y /  N Tenant:  Y /  N

Owner Occupied  Y /  N

SF Living / Total: 1288 2nd level ,1152 Garage air  
conditioned 1st level. (Total 3456)

Split floorplan  Y /  N

Flooring: Luxury Vinyl throughout

Laundry room location: 2nd Level

Lot Size: 5017

Zoning: R1A

Waterfront:  Y /  N 51

**Roof:**

Install Date: 1997

Roof Type: Metal

Permitted:  Y /  N Warranty:  Y /  N

Roofing Company: Installed when built

**AC:**

Install Date: 2008 Central

Permitted:  Y /  N

Last Serviced: \_\_\_\_\_

Multiple Units  Y /  N Mini Sprints x2 Garage

Mini Splits / Window Unit / Central

**Hot Water Heater:**

Year: 1996

Tank or Tankless:

**Additional Information:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**List Agent:**

Listing Agent: Sarah Hill

Contact Phone Number: (352) 670-4455

Email address: sarahhillsellsfl@gmail.com

TC Email: teamsarahhillfl@gmail.com

TC Phone: (352) 534-7966

**Title/Escrow:**

Name: Southern Security Title Of The Nature Coast

Address: 1271 Kass Cir., Spring Hill, FL. 34606

Phone: (352) 688-9771

Contact: Audra Chandler

Email: AChandler@sstncfl.com

**Septic or Sewer:**

Location: Hernando County Utilities

Date of Last Pump out: \_\_\_\_\_

Septic Company: \_\_\_\_\_

**Water: Well or County:**

Number of wells: \_\_\_\_\_

**Windows:**

Single or  Double or Impact:

Date of Install: When built

Sliders /  French Doors: Single or Double or Impact

Date of Install: When built

Garage Door: Standard, Impact or Insulated

Date of Install: \_\_\_\_\_

**Fence:**

Full /  Partial / None

Type: Wood

Who owns it: Owner

**Shed/Storage: Y/  N**

Notes: \_\_\_\_\_

**Security:**

Security System:  Y /  N Not Working

Registered with Security Company  Y /  N

Intercom:  Y /  N

Cameras:  Y /  N Staying or Going

**Misc Items:**

Central Vac:  Y /  N

**Sprinkler System:  Y /  N**

Works:  Y /  N Needs new pump

Well or County: River water

Address: 7264 Aberdeen Ct, Weeki Wachee, FL

~~Pool:~~  
Construction Type: \_\_\_\_\_  
Install Date: \_\_\_\_\_  
Water: Saltwater / Chlorine \_\_\_\_\_  
Heated: Y / N (Solar / Electric) Install Date: \_\_\_\_\_  
Screen Enclosure: Y / N Install Date: \_\_\_\_\_  
Type of Deck: \_\_\_\_\_

**Dock/Seawall:**

Type of Dock: \_\_\_\_\_  
Number of Docks: \_\_\_\_\_  
Dock Dimensions and material: \_\_\_\_\_

Power at Dock: Y /  N Water at Dock: Y /  N  
Boat Lift: Y /  Boat Lift lbs: \_\_\_\_\_  
Length of Waterfront: 51  
Type of Waterfront (seawall / Rip-rap / None)  
Water Extras: Wet Boat House, outdoor kitchen,  
Screened Room

~~Elevator: Y /  N Weight Limit: \_\_\_\_\_  
Date of Last Service: \_\_\_\_\_  
Service Co: \_\_\_\_\_~~

**Insurance:**

Does the owner have Flood Insurance:  / N  
Flood Insurance Required:  / N  
Transferable: Y / N Copy of Declarations Pg Y / N  
Flood Ins Amount: (Existing/Proposed) \_\_\_\_\_  
\$5209.26  
Homeowners Ins Amount:(Existing/Proposed) \_\_\_\_\_  
\$2645.89

**Contract Information:**

Survey Available: Y /  N  
Elevation Certificate Available:  / N  
County web site?  / N  
Wind Mitigation Available: Y /  N - Discounts to note: \_\_\_\_\_

**Addendum:**

HOA: Y /  N CDD: Y /  N  
55+: Y /  N Built Prior 1978: Y /  N  
Stabilization: Unknown, Repaired, Unrepaired, Other  
Issues

**Appliances Included:**

Fridge  / N Purchase Date: 2021  
Range  / N Purchase Date: Unknown  
Hood Vent Y /  N Purchase Date: \_\_\_\_\_  
Microwave  / N Purchase Date: 2013  
Dishwasher  / N Purchase Date: Unknown  
Washer  / N Purchase Date: Unknown  
Dryer  / N Purchase Date: Unknown  
Fireplace Y /  N (Wood / Gas / Electric)  
Generator Y /  N Purchase Date: \_\_\_\_\_  
Garbage Disposal:  / N

Any additional notes about appliances?  
\_\_\_\_\_  
\_\_\_\_\_

Any furniture staying?  
\_\_\_\_\_  
\_\_\_\_\_

Any standard items not staying?

Freezers not staying

Water Softener: Y /  N / Lease / Own  
If leased, Water Softener Company & Number  
\_\_\_\_\_

Solar Panels: Y /  N / Lease / Own  
If leased, Solar Company & Number  
\_\_\_\_\_

Propane Gas: Y /  N / Lease / Own  
If leased, Propane Company & Number  
\_\_\_\_\_

**Utility Information:**

Electric: WREC - Withlacoochee River Electric Coop.  
Avg Electric bill: \_\_\_\_\_  
Water: HCUD - Hernando County Utilities  
Trash: Coastal Waste  
Trash pickup days: Mon & Thurs  
Gas: N/A  
Internet/Cable Co: WOW / Spectrum

**Service Providers:**

Lawn: Owner  
Pool: \_\_\_\_\_  
Pest Control: \_\_\_\_\_  
A/C: Millian Aire AC & Heating