



PROPERTY DATA SHEET

Property Address: 131 Orlando Street, Beckley, WV 25801 Length of time owned: 3 years
Builder: Precision Builder Year Built: 2023
Annual Homeowners Insurance: \$ 1000.00 Previous Claims: ☐ Yes ☒ No
Flood Insurance: ☐ Yes ☒ No Annual Premium: \$ N/A Previous Claims: ☐ Yes ☒ No
Homeowners Association: ☐ Yes ☒ No Dues: \$ N/A ☐ Monthly ☐ Annually ☐ Quarterly
HOA Contact Information: N/A Covenants and Restrictions: ☐ Yes ☐ No
Updates and Improvements: _____

Major Component	Approximate Age	Major Component	Approximate Age
Furnace/Heat Pump	<u>3 yrs</u>	Refrigerator	<u>3 years</u>
Air Unit	<u> </u>	Stove/Range	<u> </u>
Hot Water Heater	<u> </u>	Oven	<u> </u>
Roof	<u> </u>	Dishwasher	<u> </u>
Windows	<u> </u>	Disposal	<u> </u>
Electrical	<u> </u>	Microwave	<u> </u>
Garage Door Opener	<u> </u>	Flooring	<u> </u>

Police Protection: ☒ City ☒ County ☒ State Fire Protection: ☐ City ☐ Volunteer Distance to Hydrant: _____
Road Ownership: ☒ City ☐ County ☐ State ☐ Private Who provides snow removal: ma6560t city
Water: ☒ Public ☐ Well ☐ Cistern ☐ Community Sewer: ☒ Public ☐ Septic ☐ Community Cable Available: ☒ Yes ☐ No
High Speed Internet Available: ☒ Yes ☐ No Refuse Collection Day: wed

Utility	Provider	Monthly Average
Water	<u>Beckley water</u>	<u>30.00</u>
Sewer	<u>Beckley Sanitary</u>	<u>30.00</u>
Electric	<u>APP power</u>	<u>150.00</u>
Gas	<u>Mountainair</u>	<u>100.00</u>
Trash/Refuse/Recycling	<u>White Cap</u>	<u>20.00</u>
Cable		
Internet	<u>Optimum Frontier</u>	<u>40.00</u>

Additional Information for Buyers: house was built in 2023.

Seller represents that any information provided regarding the property is based on Seller's best knowledge and belief as of the date provided. Such information is furnished for informational purposes only and does not constitute a guarantee, representation, or warranty by Seller, Broker, or Broker's agents as to the accuracy or completeness of the information. Seller authorizes Old Colony to disclose and distribute this information to its agents, cooperating brokers, prospective buyers, and other parties as reasonably necessary in connection with the marketing, showing, and sale of the property. Broker and Broker's agents shall have no independent duty to verify Seller-provided information.

Jim Calce
Seller Signature

Seller Signature

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