

Questions, Answers, Facts, and Figures

4116 Blue Mountain Rd.

www.4116BlueMountain.com



Treehouse: December 2021

Hot Tub: January 2020

Patio: December 2019

Tankless Water heater: 2010

(it says July 2008 on the water heater but house wasn't built until 2010)

HVAC Condenser: 2010

Metal Roof: Unknown

March 2019 listing states "Roof Age 6-10 Years"

Q: Is a home warranty being offered?

A: Yes, a one year home warranty by First American Home Warranty. The home warranty brochure is in the listing documents and at www.4116BlueMountain.com.

Q: Can the property be subdivided?

A: The restrictive covenants have expired and therefore subdividing could be possible.

Q: What conveys?

A: Washer, dryer, kitchen fridge, security cameras, Ring doorbell, and safe that is in the sunroom all come with the house. Everything else (except for riding lawnmower) is negotiable.

Q: Is there a survey?

A: No. The owner did not get one and they were not provided one by the seller when they bought the house.

Q: Where are the property lines?

A: While there is no survey, the owner says the property lines are roughly:

- Left: gravel path (seller says that he believes it is right down the middle)
- Back: Trail
- Right: thin wire fence

Q: The listing when it last sold says 2 bedrooms. This listing says 3 bedrooms. Why?

A: The living room used to be longer. The current owner put walls up to make the bedroom that is next to the sunroom. The county said no permit was required for this. There is a three bedroom septic permit in the listing documents so no issue there.

Q: Is the seller offering buyer agency compensation?

A: This info is not allowed to be stated directly in MLS listings. More info at www.4116BlueMountain.com

Q: Who is the internet provider?

A: Starlink

Q: Are there restrictive covenants or a road maintenance agreement?

A: Not anymore. There were but according to the seller they have expired.

Q: There is a propane tank. What does that fuel?

A: Water heater, heat, and gas range.