

PROPERTY NOTES | 1900 Oak View Ct

Acres – 1.001 per 2022 Survey

Utilities and Services –

- **Electric** – CoServ. Based on the owner's records, it averages about \$250 per month
- **Water** – Private well. Drilled in 2012. Pump depth is 220 feet per well report. Mustang Water is available at the street. Per the seller, there is a Mustang Water meter that was installed by the developer, but at this time, there is no line connecting it to the house.
- **Propane** – None. There is no natural gas available.
- **Septic** – Aerobic system
- **Hi-Speed Internet** – Seller using Starlink
- **Garbage** – Waste Connection
- **Deed Restrictions** – Yes
- **HOA** – Mandatory. Dues are \$350 annually
- **2025 Property Taxes** – About \$4,650
 - Exemptions – Homestead, Over 65

Main Home –

- **Approximate square footage** – 3,885 per DCAD. This has not been verified by the sellers or broker.
- **Built in** – 2013 per DCAD. Additions added in 2023.
- **Built by** – Unknown
- **Current owners the original owners?** – No
- **Exterior** – Brick and Fiber Cement
- **Roof** – Shingle. Approximately 12 years old. The shingles on the addition over the outdoor patio were installed in 2023.
- **Foundation** – Slab

- **HVAC System** – There are three zones. All electric. Age of units is unknown to seller.
 - Master bedroom and Study
 - Remainder of main level
 - Upstairs
- **Water Heaters** – There are two electric units with a recirculating pump. Located in garage closet. Both units are approximately one year old.
- **Irrigation** – Approximately 10 zones covering areas around the front, back, and side yards.
- **Security** – No

Outbuildings – Storage building for tools and yard accessories. No electric or water.

Exclusions – None

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