

PROPERTY INFORMATION | 2590 W Blackjack Rd, Aubrey

The following information has been provided by the seller and is shared for general informational purposes only. While believed to be reliable, it is not guaranteed. Prospective purchasers are encouraged to independently verify all information to their satisfaction prior to submitting an offer to purchase.

Utilities, Services, & Taxes –

- **Electric** – CoServ
- **Water** – Black Rock Water | There is also an old, shallow water well, that the prior owner used to water a garden. The owners think it is only 50 to 60 feet deep.
- **Septic** – Aerobic | Spray heads in front yard | Last pumped Jan 2023 | Maintenance agreement in place through Dec 31, 2026
- **Propane** – Yes, services the furnace, water heater, and fireplace. The tank is leased from Enderby Gas | The tank lease is not assumable, so the new owner will need to set up an account with Enderby, or they will remove the tank after closing.
- **Outside Irrigation System** – None
- **Security System** – None | The system that is there is owned by the tenant and will not convey. Their system includes the exterior security lights and doorbell.
- **Hi-Speed Internet** – Starlight Fiber. ATT is also available.
- **Deed Restrictions** – None
- **2025 Property Taxes** – \$1,696
 - Exemptions – The 2025 property taxes included a Homestead and Over 65 Exemption, that will not be in place for 2026.

Home –

- **Approximate Square Footage** – 1,823 per 2020 Appraisal | 1,604 per DCAD | 1,784 per 2026 Appraisal
- **Built in** – 2001 per DCAD
- **Roof** – Shingle | Replaced about 7 years ago
- **Foundation** – Slab
- **HVAC** – One unit replaced about 3 years ago | Propane heat
- **Water Heater** – One propane unit replaced about 7 years ago | Located in garage closet

Outbuilding –

- Loafing/Storage shed

Property –

- The north boundary line will be moved 55-feet to the south, changing the recorded lot size from 2.0 acres to approximately 1.7 acres. A new survey is in process.

Exclusions –

- The following items are tenant owned and will not convey:
 - All mounted televisions and mounting brackets
 - Scones on the wall in the living room on each side of the television
 - Hot tub on back patio
 - Security cameras, doorbell, and exterior security lights
 - Portable storage building in the back yard

Special Notes –

- The tenants lease expires on April 30th. The lease is \$2,500 per month. Tenants would like to stay if possible.

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