



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

3103 Lake Margaret Drive

FOR MORE INFO IMMEDIATELY, TEXT 29147 TO 46835

**Lakefront Lot with Private Boat Dock
Convenient Location - No Rear Neighbors**



Visual Tour Online:

www.3103LakeMargaretDrive.com

Welcome to this lovely 2 bed 2 bath lakefront home near downtown Orlando. The bright and open interior offers open concept living with lakefront views from nearly every room. The fully remodeled kitchen features stainless steel appliances, granite countertops, eat-in bar and adjacent breakfast nook. The master bedroom opens to the master bath, with soaking tub, vanity and walk-in shower. The additional bedroom and bathroom are perfect for family or guests. The outdoor living area is spectacular, offering shaded views of the lake from a large covered deck. The built-in fire pit adjacent to the boat dock offers year round comfort and convenience. Located close to SoDo featuring top notch shopping, dining and everything you can imagine. Zoned for great schools, with easy access to SR-408 & I-4. This home offers all the conveniences of downtown living, with the added benefit of lakefront luxury. Call now to schedule your showing!

Features:

2 Bedrooms
2 Baths

2200+ Finished
Square Feet

Updates Throughout!

Two-Car Carport

kw CLASSIC
REALTY
KELLERWILLIAMS

(407) 367-3921 • OrlandoInfo@kwPriceGroup.com

www.ChooseThePriceGroup.com

The Price Group
6900 Turkey Lake Road, Suite 1-3
Orlando, FL 32819

 ThePriceGroupOrlando

3103 Lake Margaret Drive, *Special Features*

2 Bedrooms | 2 Baths | 2200+ Total Finished Square Feet

Lakefront Lot with No Rear Neighbors

Conveniently Located - Minutes away from SoDo and Orlando Attractions

Updated Kitchen with Additional Updates Throughout!

Windows of Home Equipped with Hurricane Impact-Resistance Glass

Property Features

- Located near Orlando with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The white brick exterior is highlighted by gray shutters
- Manicured landscaping plans reflect the architectural style of the home
- Attached, two-car carport and driveway provides ample parking for you and your guests

Foyer and Living Room

- The private entrance offers a covered front porch and charming brick walkway
- Foyer is designed as a true gathering space while welcoming family and friends into your home
- Take note of the open floorplan and flow from room to room- Perfect for entertaining!
- The tiled entrance keeps the entry easy to clean and maintain
- Natural light abounds from the large double-windows as well as the updated light fixtures
- The open floorplan concept ties the rooms in with calming wall colors carried throughout
- The Living Room is the heartbeat of the home with expansive windows and breathtaking views of the Lake

Kitchen and Dining Room

- The Gourmet Kitchen hosts tile flooring, granite countertops and backsplash, white cabinetry, and peninsula with seating
- Appliances to convey; Including stainless steel refrigerator, oven, microwave and dishwasher
- Plenty of storage space for someone who loves to cook! Enjoy extra space in the peninsula
- Peninsula counter can be used as a breakfast area, providing extra dining space
- Located off of the Living Room and Kitchen is the Dining Space-Plenty of room for your dining furniture!
- The open floor plan transitions the Kitchen to the living area and creates a conversational atmosphere between the two spaces
- Ample cabinetry, dressed with attractive hardware, provides plenty of storage -Note the additional pantry and counter space
- Laundry room is located off of the Kitchen for convenience

Master Suite and En Suite Full Bath

- The Master Suite boasts a neutral color palette and updated ceiling fan fixture to keep you cool and comfortable
- Master is spacious enough to accommodate your bedroom furniture suite
- Luxurious En Suite Master Bath features grating countertops and backsplash, dark wood vanity, walk-in shower and soaking tub
- The Master Bath is your at-home oasis! The spa-like soaking tub is encompassed by windows and is complete with overhead chandelier
- Separate water closet provides privacy in a shared space

Additional Bedroom and Full Bath

- Additional Bedroom offers plenty of room and boasts neutral carpet and color palette
- Large, double-door closet provides plenty of room for storage
- The Full Bath features a wood vanity with neutral granite countertop and tub/shower
- Full Bath provides direct access to the backyard

Outdoor Living

- Your at-home getaway awaits! The covered back deck is spacious and complete with lakefront views
- The backyard provides gorgeous conservation views of the water and features a private boat dock
- Relax by the built-in fire pit as you overlook the water
- Conveniently step from the Living Room to the outdoor space with a generous size deck to enjoy the outdoors
- The covered deck can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- Palm trees, mature landscaping and stone paths create a park-like setting
- This tucked away, lakefront home is perfect for enjoying all that nature has to offer!

05539678 3103 LAKE MARGARET DR, ORLANDO, FL 32806



County: Orange
Zip Code: 32806
Subdiv: LAKE LAGRANGE TERRACE
Beds: 2
Baths: 2/0
Pool: None
Style: Single Family Home
Location: In County, Lot - Irregular, Lot - Oversized, Sidewalk, Street Paved
Total Acreage: 1/4 Acre to 21779 Sq. Ft.
Minimum Lease Period: No Minimum
New Construction: No
Garage/Carport: 2 Car Carport, Attached
LP/SqFt: \$185.79

Status: **Active**
Year Built: 1958
Special Sale: None
Pets:
Max Times per Yr:
SqFt Heated: 1,534
Total SqFt: 2,247

Welcome to this lovely 2 bed 2 bath lakefront home near downtown Orlando. The bright and open interior offers open concept living with lakefront views from nearly every room. The updated kitchen features stainless steel appliances, granite countertops, eat-in bar and adjacent breakfast nook. The master bedroom opens to the master bath, with soaking tub, vanity and walk-in shower. The additional bedroom and bathroom are perfect for family or guests. The outdoor living area is spectacular, offering shaded views of the lake from a large covered deck. The built-in fire pit adjacent to the boat dock offers year round comfort and convenience. Located close to SoDo featuring top notch shopping, dining and everything you can imagine. Zoned for great schools, with easy access to SR-408 & I-4. This home offers all the conveniences of downtown living, with the added benefit of lakefront luxury. Call now to schedule your showing!

Land, Site, and Tax Information

SE/TP/RG: 07-23-30	Zoning: R-1A	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: 0
Tax ID: 07-23-30-4544-00-060	Zoning Comp:	Front Exposure: South
Taxes: \$2,696.00	Tax Year: 2016	Lot #: 6
Homestead: Yes	Annual CDD Fee:	Other Exemptions:
CDD: No		Mill Rate:
Legal Desc: LAKE LA GRANGE TERRACE W/11 LOT 6	Complex/Comm Name:	
Ownership: Fee Simple	SW Subd Name:	
SW Subd Condo#:	Flood Zone Date: 09/25/2009	Flood Zone Panel: 12095C0265I
Flood Zone: A	Floor #:	Floors in Unit:
Book/Page: W-11	Bldg Name/H:	
Bldg # Floors:	Monthly Rental Amount:	Month to Month or Weekly: No
Census Block:	Max Times per Year:	Representation: Seller Represer
Census Tract: 138.02	Lot Size Acres: 0.31	Lot Size SqFt: 13,515
End Date of Lease:	Waterfront Ft: 0	
Existing Lease or Tenant: No	Water Name: LITTLE BASS LAKE	
Min Lease Period: No Minimum	Water Extras: Dock - Open, Dock - Wood	
Lot Dimensions:		
Water Access: Lake		
Water View: Lake		

Interior Information

A/C: Central	Floor Covering: Carpet, Ceramic Tile
Heat/Fuel: Central, Fuel - Electric	Security Sys: Security System Owned
Fireplace: No	SqFt Source: Public Records
Utilities Data: Cable Connected, City Water, Septic, Sprinkler Recycled	
Interior Layout: Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floor Plan	
Interior Feat: Solid Stone Counters, Solid Wood Cabinets, Washer/Dryer Hookup	
Master Bath: Garden Bath, Shower No Tub	
Appliances Incl: Built In Oven, Cook Top Only, Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Microwave, Refrigerator, Washer	

Kitchen Feat: Breakfast Bar, Pantry	Additional Rms:						
Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	17x12	1st	Carpet	Kitchen	13x7	1st	Ceramic Tile
Dining Room	10x10	1st	Carpet	Living Room	22x13	1st	Carpet
Family Room	16x13	1st	Carpet	2nd Bedroom	11x10	1st	Carpet

Exterior Information

Ext Construction: Block	Description: One Story
Roof: Other	Garage Dim:
Foundation: Slab	
Architecture Style:	
Ext Features: Detached Workshop, Mature Landscaping, Oak Trees, Patio/Porch/Deck Covered, Patio/Porch/Deck Open, Utility Shed	

Green Features

Certifications:
Energy Features:
Water Features:
Landscaping:
Indoor Air Quality:
Disaster Mit:

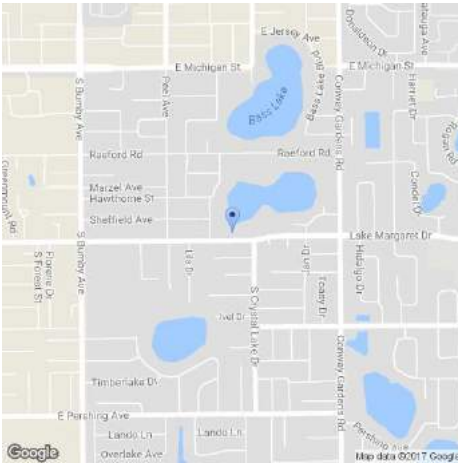
Community Information

HOA / Comm Assn: None	Deed Restrictions: No	Other Fee:	Housing for Older Per: N/A
Condo Fee:			
Monthly Condo Fee Amount:			
Elementary School: Conway Elem	Middle School: Conway Middle	High School: Boone High	
Can Property be Leased: Yes	Years of Ownership Prior to Leasing Required: No		
Associations Approval Required: No			
Lease Restrictions: No			

Map and Directions

Driving Directions: S Conway Rd to West on Lake Margaret. Property on right side on the lake.

For Current Pricing
Call 270.367.3921



ML #: 05539678
Address: 3103 LAKE MARGARET DR, ORLANDO, FL 32806

For Current Pricing
Call 270.367.3921



For Current Pricing
Call 270.367.3921





For Current Pricing
Call 270.367.3921





For Current Pricing
Call 270.367.3921

Seller's Property Disclosure – Residential



Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 3103 Lake Margaret Drive
(the "Property")

The Property is ☒owner occupied ☒tenant occupied ☐unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? we occupy the property for 3-6 months per year)

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____ <u>custom hurricane window protection on house and greenhouse</u>			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: <u>We have a termite bond contract and monthly treatments. No evidence of termite damage ever. Wood decay from mold on walkway and deck</u>			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ <u>Previous owner had a elevation certificate in 1990</u>			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer ☐ and Seller ☐ knowledge receipt of a copy of this page, which is Page 1 of 5.
SPDR-2 Rev 9/16 10/9/17 11:16PM EDT


This software is licensed to [Robert Fallon, Jr - KELLER WILLIAMS CLASSIC REALTY] www.transactiondesk.com.

©2016 Florida REALTORS®


InstantFORMS

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?			
(d) Do you have a <input type="checkbox"/> sewer or <input checked="" type="checkbox"/> septic system? If septic system, describe the location of each system: <u>2 septics under walkway. Pumped in 2011</u>			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: <u>Replumbed in 1990</u>			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please explain:			
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please explain: <u>in 2002 reroofed conducted</u>			
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input checked="" type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 6(a) - 6(b) is yes, please explain: _____			

Buyer
SPDR-2


Rev 9/16

and Seller


10/07/17
11:16PM EDT

knowledge receipt of a copy of this page, which is Page 2 of 5.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
(i) If any answer to questions 7(a) - 7(g) is yes, please explain: <u>property surveyed in 1990 for fence</u>			
9. Environmental			
(a) Was the Property built before 1978?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please see Lead-Based Paint Disclosure.			
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer

☐ and Seller ☐

knowledge receipt of a copy of this page, which is Page 3 of 5.

SPDR

Rev 9/16

10/07/17 11:16PM EDT

This software is licensed to [Robert Fallon, Jr - KELLER WILLIAMS CLASSIC REALTY] www.transactiondesk.com.

©2016 Florida REALTORS®

InstantFORMS

InstanetFORMS™

Seller's Update

Instructions to Seller: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of date signed below.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**.

Seller: _____ Date: _____
(print)
Seller: _____ Date: _____
(print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this revised disclosure statement.

Buyer: _____ Date:
(print)
Buyer: _____ Date: _____
(signature) (print)

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 5 of 5.

SPDR-2 Rev 9/16

10/07/17
11:16PM EDT

This software is licensed to [Robert Fallon, Jr - KELLER WILLIAMS CLASSIC REALTY] www.transactiondesk.com.

©2016 Florida REALTORS®

InstanetFORMS

Utility Providers and 12 Month History

Trash Pick Up Company:	City of Orlando			Orange County Sewer & Water
Days of Week for Trash Pick Up:	Monday			
Recycling Pick Up Company:	Orange County Sewer & Water			
Days of Week for Recycling Pick Up:	Monday			407-836-5515
	yard waste — Wednesday			
Cable Provider:	N/A			
Internet Provider:	\$50/mo	ATT Uverse		800-288-2020
Phone Provider:	N/A			

Water Company:	Orange County Sewer & Water		
Sewer or Septic?	septic		

Gas/Electric Company:	Duke 866-374-5376		
If all electric, is gas available?	NO		
If you have a fireplace, is it gas or wood burning?	Na		

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. 9/20/17	\$ N/A	\$ 277.68	\$
2. 8/17/17	\$	\$ 261.51	\$ 14.56
3. 7/19/17	\$	\$ 235.05	\$ 14.56
4. 6/19/17	\$	\$ 222.58	\$ 10.03
5. 5/18/17	\$	\$ 238.74	\$ 17.89
6. 4/19/17	\$	\$ 213.03	\$ 4.34 19.55
7. 3/20/17	\$	\$ 188.87	\$ 12.90
8. 2/17/17	\$	\$ 158.63	\$ 12.90
9. 1/18/17	\$	\$ 169.05	\$ 16.23
10. 12/19/17	\$	\$ 157.65	\$ 14.56
11. 11/17/16	\$	\$ 113.68	\$ 12.27
12. 10/18/16	\$	\$ 144.52	\$ 15.98

Initials: / Date: 9/24/17