

**WELCOME TO**

**528 EASTWOOD PLACE**

(SOLD AS IS - WHERE IS)

**YOU MAY TAKE A COPY FOR YOUR FUTURE REFERENCE**

**Ladies and Gentlemen: Thank you for your interest in our property. Listed below is information on this home for your reference as you inspect the house.**

**HISTORY OF HOME:** Home was purchased in 1960's and was used as a private residence by the same family until 2008. Home was purchased in August, 2008 as a foreclosure. Home has a re-modeled kitchen and has been updated throughout. Home has been used as a rental property since 2009; therefore property taxes are **NOT** homesteaded at this time. House rented for \$1,375.00 per month but is due for a rent increase.

Children will attend Vestavia East Elementary School right across the street!  
Home is located on extra large corner lot with mature shrubs and shade trees.  
Backyard features patio constructed of natural field stone pavers. Extra large storage shed

**ROOF AND GUTTERS:** New roof, gutters and downspouts installed in 2008.

**ATTIC:** New foam insulation blown in attic in 2008.

**WINDOWS:** New windows were installed in 2008 which are double pane and insulated. Windows tilt in for cleaning.

Crown molding was installed during the re-model.

**KITCHEN:** Kitchen was gutted and re-modeled with new maple cabinets, laminate counter-tops, flooring, stainless sink and faucet. The eating area will accommodate up to a 48 inch round table.

Kitchen is located right next to the dining room and living room for easy entertaining of guests.

Bonus room off kitchen may be used as a home office or family media room.

**APPLIANCES:** Range hood, stove, dishwasher and refrigerator were purchased in 2009.

**FLOORING:** Original oak hardwood floors refinished in 2008 during renovation. Vinyl tiles in kitchen area replaced in 2008. Carpet in back bedroom replaced in September, 2016.

**LIVING ROOM: 28 FEET x 12 ½ FEET**

**DINING ROOM: 9 FEET WIDE**

**MASTER BATH:** 10 FEET 7 INCHES x 5 FEET 2 INCHES

**PRIVATE VANITY AREA FOR THE LADY OF THE HOUSE:** 7 FEET x 5 FEET 2 INCHES

Bath area features tub and shower combo

Faucets and showerhead were replaced during the re-model

Safety bar has been installed in the tub area

Safety Ground Fault interrupters located in both baths.

New mounted porcelain sink installed September, 2016

**MASTER BEDROOM:** 14 FEET 7 INCHES x 12 FEET

Walk in closet with shoe racks

Half bath 4 feet X 4 feet Toilet in this bath has a new flow master installed September, 2016

**MIDDLE BEDROOM:** 10 feet 8 inches X 12 feet 8 inches Closet organizer in closet

**BACK BEDROOM:** carpeted flooring room has easy access to main bath area and vanity area.

**HVAC SYSTEM:** Furnace is gas and is approximately 12 years old. Air conditioner was replaced in 2010. Units have been serviced under contract with Standard Heating and Air with twice a year fall and spring inspections. Air filters have been replaced twice a year.

**CARPORT AREA:** Single car carport with new supporting beams. Hardee board installed on interior wall of the carport, 2009. Washer and dryer connection are in the utility closet off the carport. Gas hot water heater is located in utility closet. Heater was replaced in September, 2013.

**PLUMBING:** Previous owner had replaced one half of the sewer line leading to the main. The remaining half of this sewer line was replaced in November, 2009. This line replaced the original terra cotta sewer line installed in the 1950's when the house was originally built. The original water line has not been replaced.

**ELECTRICAL:** There are two electrical boxes for the house, one in the utility room which was upgraded in 2008 and one on the back patio that was installed when the house converted to central air conditioning during the time of the previous owner.

**LIGHT FIXTURES AND CEILING FANS:** All ceiling fans and light fixtures were replaced in 2008.

**SMOKE ALARMS:** Smoke alarms were installed in 2008.

**FRONT PORCH:** New porch railings and support beams were installed September, 2016.

**SECURITY FLOOD LIGHTS** installed on corners of the house.

**PEST CONTROL:** The home is protected with the Sentricon Termite System and is serviced by Cooks Pest Control.

**DISCLOSURE:** Black fence that runs parallel to the back yard belongs to the owner of the shopping mall. In order to fence the yard, it will be necessary to obtain a variance due to the set back from Tyson Drive. Also, there is a right of way through part of the back yard for Alabama Power and their representative needs to be contacted for permission before installing any fence.

The dumpster located at the corner of the parking lot is cleared six days a week and belongs to the owner of the shopping center. Chick-Fil-A restaurant has their own dumpster and does not use this dumpster area.