

# Buyer information packet



## 1315 Ballistic Tip Court

Cantonment, FL 32533 | Huntington | PAR 689419

**\$389,900**

4 bedrooms | 3 full baths | 2,538 sq ft

0.49 acres | 3-car garage | Built 2015

Room to live, work & recharge.

Prepared September 24, 2026. Photos, video and current details:

[1315ballistictip.greggcostin.com](https://1315ballistictip.greggcostin.com)

# The home & the way it lives

## A little more room for life.

A brick home on a cul-de-sac, with a place for the everyday and room for what comes next. Four bedrooms, three full baths, a three-car garage and nearly half an acre in Cantonment.



### Space for your plans

Four bedrooms in a triple-split layout, plus a separate flex room for an office, reading room or everyday retreat.

### A kitchen that connects

Granite counters, gas cooking and a breakfast bar beside the great room, with a dedicated dining room for gathering.

### Your own place to unwind

A primary suite with two closets, dual vanities, a soaking tub and a separate shower.

### Room beyond the walls

Nearly half an acre, a covered patio, a storage shed and three garage bays for parking, storage or hobbies.

# Financing & ownership costs

# 2.25%

## VA loan assumption opportunity

Assumption is subject to lender approval and assumption terms for qualified VA-eligible buyers.

Explore the opportunity to assume the existing VA loan at its stated 2.25% note rate. Gregg can help you request the current loan details and connect the questions with the lender or servicer.

1. Confirm eligibility, lender approval and the remaining loan terms.
2. Request the current assumable balance, required cash difference, fees and closing costs.
3. Confirm the seller's VA entitlement requirements and the lender's timeline.

The note rate is not an APR or a quote for a new mortgage. No monthly payment or cash-to-close amount is promised. Cash and other financing options are welcome.

## Understand the ownership costs

The current listing shows HOA dues of \$120 per year, equivalent to \$10 per month. Confirm current dues, transfer fees, any assessments and governing restrictions with the association. The HOA rider in the supplied documents leaves the fee amounts blank. Obtain your own insurance and property-tax estimates.

Source: current PAR listing and owner-supplied signed agreement/disclosure package, reviewed September 24, 2026. Loan balance, fees and lender terms require current verification.

# Before you make an offer

## Seller disclosures & inspections

The seller reports wind-damage roof repair before purchase; roof age and supporting records should be confirmed. The detailed disclosure describes a backyard septic aeration system, while the separate owner-information form checks both city sewer and septic. Confirm the utility configuration, maintenance and inspection needs. Request the full property and flood disclosures before an offer.

## Included items & property details

The refrigerator is excluded in the signed listing agreement. Confirm all included appliances, fixtures and personal property in the purchase contract. Verify measurements, boundaries, permits and any intended improvements during due diligence.

# Documents & questions to request

- Current seller property disclosure and flood disclosure.
- HOA declaration, rules, current dues, transfer charges and any special assessments.
- Roof repair history, available permits and insurance quotes.
- Water and wastewater configuration, septic/aeration service records and inspection.
- Included appliances and fixtures, including the refrigerator exclusion.
- Current VA assumption balance and terms, eligibility, fees and required funds, if pursuing the assumption.
- Current property-tax estimate, survey or boundary information and applicable school assignments.

This packet summarizes current listing information and the supplied seller documents; it is not a substitute for the complete disclosures, inspections, HOA documents or lender approval. Information is deemed reliable but not guaranteed. Confirm current terms before relying on figures.

**Gregg Costin | (850) 266-5005 | [greggcostin@gmail.com](mailto:greggcostin@gmail.com)**