

## PARAGON RESIDENTIAL FEATURES CATEGORIES MODIFICATIONS

### **A – CONSTRUCTION**

A1 - Brick 1 or 2 Sides  
A2 - Brick 3 Sides  
A3 - Brick 4 Sides  
A4 - Brick-Partial/Trim  
A5 - Concrete Block  
A6 - Construction - New  
A7 - Construction - Proposed  
A8 - Construction - Renovation  
A9 - Crawl Space  
A10 - Log  
A11 - Mobile-Doublewide  
A12 - Mobile-Singlewide  
A13 - Mobile-Triplewide  
A14 - Modular  
A15 - On Pilings  
A16 - Siding - Aluminum  
A17 - Siding - Asbestos  
A18 - Siding - Fiber Cement  
A19 - Siding - LP/GP  
A20 - Siding-Masonite  
A21 - Siding - Vinyl  
A22 - Siding-Wood  
A23 - Slab  
A24 - Stone  
A25 - Stucco  
A26 - Stucco-Synthetic  
A27 – Other

### **B – COOLING**

B1 - Central  
B2 - Electric  
B3 - Fans - Attic  
B4 - Fans - Ceiling  
B5 - Heat Pump  
B6 - Mini Split  
B7 - Natural Gas  
B8 - Solar  
B9 - Whole House Fan  
B10 - Window/Wall Unit  
B11 - None

### **C – EQUIPMENT**

C1 - Central Vacuum  
C2 - Cooktop  
C3 - Dishwasher  
C4 - Disposal  
C5 - Dryer  
C6 - Generator  
C7 - Ice Maker  
C8 - Intercom  
C9 - Irrigation System  
C10 - Microwave  
C11 - Oven(s)  
C12 - Range/Oven  
C13 - Refrigerator  
C14 - Refrigerator w/Ice  
C15 - Satellite TV Equip

C16 - Security Syst Equip-  
Leased

C17 - Security Syst Equip-  
Owned

C18 - Stove

C19 - Surveillance Equipment

C20 - Trash Compactor

C21 - Washer

C22 - Water Softener

C23 - None

### **D – FEE INCLUDES**

D1 - Cable TV

D2 - Club House Amenities

D3 - Common Area

D4 - Community Pool

D5 - Insurance

D6 - Internet

D7 - Maintenance - Lawn

D8 - Maintenance - Exterior

D9 - Maintenance - Road

D10 - Pest Control

D11 - Playground/Park

D12 - Street Lights

D13 - Termite Bond

D14 - Trash/Garbage

D15 - Water

D16 - None

D17 - Other

PARAGON RESIDENTIAL FEATURES CATEGORIES MODIFICATIONS

**E – FLOORING**

- E1 - Bamboo
- E2 - Carpet
- E3 - Engineered Wood
- E4 - Hardwood
- E5 - Laminate/Pergo Type
- E6 - Marble
- E7 - Parquet
- E8 - Sheet Vinyl
- E9 - Terrazzo
- E10 - Tile
- E11 - Vinyl Plank
- E12 - None
- E13 - Other

**F – FLOOR PLAN**

- F1 - Bedroom - Split Plan
- F2 - Elevator
- F3 - Split Foyer
- F4 - Split Level
- F5 - Story - One
- F6 - Story - Two MBR Down
- F7 - Story - Two MBR Up
- F8 - Story-Three Plus MBR Down
- F9 - Story-Three Plus MBR Up
- F10 - Unit - End
- F11 - Unit - Ground Floor
- F12 - Unit - Interior

F13 - Unit – Upstairs

F14 – Walkup

**G – FRONTAGE/VIEW**

- G1 - Bay Frontage
- G2 - Bay View
- G3 - Canal Frontage
- G4 - Green Space Frontage
- G5 - Golf Course Frontage
- G6 - Golf Course View
- G7 - Government Forest Frontage
- G8 - Gulf Frontage
- G9 -Gulf View
- G10 - Lake Frontage
- G11 - Lake View
- G12 - Park Frontage
- G13 - Park View
- G14 - Pond Frontage
- G15 - River Frontage
- G16 - River View
- G17 - Spring Frontage
- G18 - Stream/Creek Frontage
- G19 – None

**H – GARAGE**

- H1 - Carport - 1 Car
- H2 - Carport - 2 Car
- H3 - Carport - 3+ Car

H4 - Driveway Only

H5 - Garage - 1 Car

H6 - Garage - 2 Car

H7 - Garage - 3+ Car

H8 - Parking Spaces

H9 - Street/Curb Only

**I – GREEN CERTIFICATION**

- I1 - Energy Star
- I2 - HERS
- I3 - FGBC
- I4 - LEED
- I5 - NAHB
- I6 - Green Candidate-Cont Agt

**J – HEATING**

- J1 - Central
- J2 - Electric
- J3 - Fireplace - Electric
- J4 - Fireplace - Gas
- J5 - Fireplace - Wood
- J6 - Heat Pump
- J7 - Mini Split
- J8 - Natural Gas
- J9 - Oil
- J10 - Propane
- J11 - Solar
- J12 - Space Heater

## PARAGON RESIDENTIAL FEATURES CATEGORIES MODIFICATIONS

J13 - Wood Burning Stove

J14 - None

J15 – Other

### **K – LIVING AREA DESCRIPTION**

K1 - Combo Family  
Rm/DiningRm

K2 - Combo Living  
Rm/DiningRm

K3 - Great Room

K4 - Kitchen with Bar

K5 - Kitchen - Eat In

K6 - Open Floor Plan

K7 - Separate Dining Room

K8 - Separate Kitchen

K9 - Separate Living Room

K10 - Separate Family Room

### **L – LISTING TYPE**

L1 - Exclusive Agency (EA)

L2 - Exclous Right of Sale (ERS

L3 - ERS-Limited Srvcs Listing

L4 - ERS-MLS Entry Only

L5 - ERS-With Named  
Exception

### **M – MISCELLANEOUS**

M1 - 9 + Foot Ceilings

M2 - Cathedral/Vault/Tray

M3 - Deck

M4 - Fenced

M5 - Fenced - Partial

M6 - Fenced - Privacy

M7 - Gated Community

M8 - Gated Driveway

M9 - Handicap Accessible

M10 - Horse Potential

M11 - Outdoor Kitchen

M12 - Patio

M13 - Public Sewer

M14 - Radon System

M15 - Sauna

M16 - Septic Tank

M17 - Shower Stall

M18 - Solar Equipment

M19 - Some Items Excluded

M20 - Some Wind  
Treatments

M21 - Survey

M22 - Tennis Court

M23 - Tub - Garden

M24 - Tub - Hot

M25 - Tub - Jetted

M26 - Wet Bar

M27 - None

M28 - Other

### **N – OTHER ROOMS**

N1 - Atrium/Solarium

N2 - Basement - Finished

N3 - Basement - Unfinished

N4 - Bonus Room

N5 - Foyer

N6 - Garage Enclosed

N7 - Pantry

N8 - Porch - Covered

N9 - Porch - Screened

N10 - Recreation Room -  
Outside

N11 - Study/Office

N12 - Sunroom

N13 - Utility Room - Inside

N14 - Utility Room - Outside

N15 - Walk-in Closet

### **O – POOL TYPE**

O1 - Community

O2 - Concrete

O3 - Owner

O4 - Pool - Above Ground

O5 - Pool - In Ground

O6 - Pool Equipment

O7 - Salt/Saline

O8 - Screened Pool

O9 - Vinyl Liner

### **P – ROAD FRONTAGE TYPE**

## PARAGON RESIDENTIAL FEATURES CATEGORIES MODIFICATIONS

P1 - Curb & Gutters

P2 - Easement Access

P3 - Maint - Gvt.

P4 - Maint - Private

P5 - Paved

P6 - Sidewalks

P7 - Street Lights

P8 – Unpaved

### Q – SALE TYPE

Q1 - Agent has Ownership Interest

Q2 - Arm's Length

Q3 - Auction Property (Want to move from Residential Gen Information 1 "Type" to Feature Category Sale Type)

Q4 - Bank/Lender Owned

Q5 - Bankruptcy

Q6 - Estate/Probate/Trust

Q7 - In Foreclosure

Q8 - Relocation

Q9 - Short Sale Potential

### R – SHOWING INSTRUCTIONS

R1 - Appointment Only

R2 - Call Listing Agent

R3 - Call Manager

R4 - Call Occupant

R5 - Caution Guard Dog

R6 - Caution Pets

R7 - Day Sleeper

R8 - Key in Listing Office

R9 - Leave Card

R10 - Must Be Accompanied

R11 - Occupied - Owner

R12 - Occupied - Tenant

R13 - Security System Armed

R14 - ShowingTime

R15 - Sign - No Broker Sign

R16 - Special Instructions

R17 - Vacant

### S – STYLE-EXTERIOR

S1 - Cape Cod

S2 - Colonial

S3 - Cottage

S4 - Craftsman

S5 - Farmhouse

S6 - Log Home

S7 - Mediterranean/Spanish

S8 - Modern/Contemporary

S9 - Ranch

S10 - Traditional/Classical

S11 - Tudor

S12 - Victorian

### T – TERMS

T1 - 203K/Renovation

T2 - Assumable - Qualify

T3 - Call LAG for Terms

T4 - Cash Only

T5 - Contract for Deed

T6 - Conventional

T7 - Exchange

T8 - FHA

T9 - Lease/Purchase

T10 - Other

T11 - Owner Financing

T12 - Owner/Second

T13 - USDA/RD

T14 - USDA/RF

T15 – VA

### U – WATER UTILITY PROVIDER

U1 - COT: Electric

U2 - COT: Gas

U3 - COT: Sewer

U4 - COT: Water

U5 - TALQ: Electric

U6 - TALQ: Water

U7 - COMM: Sewer

U8 - COMM: Well

U9 - DUKE: Electric

U10 - DUKE: Water

## PARAGON RESIDENTIAL FEATURES CATEGORIES MODIFICATIONS

### **U – WATER UTILITY PROVIDER (Continued)**

W12 - Workshop (Currently N-Other Rooms)

U11- OTH: Local to County

### **V – WATER HEATER**

V1 - 2+ Heaters

V2 - Electric

V3 - Gas

V4 - Solar

V5 - Tankless

V6 – None

### **W – OTHER STRUCTURES**

W1 - Barn

W2 - Carriage House  
(Currently N-Other Rooms)

W3 - Gazebo (Currently in  
Miscellaneous)

W4 - Green House

W5 - In-Law Suite/Guest  
House (Currently N-Other  
Rooms)

W6 - Pool House

W7 - Stables (Currently in  
Miscellaneous)

W8 - Structure with Power

W9 - Structure without  
Power

W10 - Storage Shed  
(Currently in Miscellaneous)

W11 - Studio