

Features & Updates

FEATURES

- Quality custom home built by original owners
- Backyard faces North for cool afternoons and views of hole 18
- Hardwood floors throughout, and update carpet
- 22-foot ceilings in Living room with soaring windows
- 11-foot ceilings in master bedroom
- Crown molding and window casings throughout
- STORAGE, and lots of it! Large closets in rooms and halls
- Game room with wet bar upstairs
- Oversized breakfast area for comfortable entertaining
- Oversized 2.5 car garage with golf cart entrance
- Extra-large secondary rooms with large walk-in closets
- 2 fireplaces
- Foundation built to last with 45 Builder piers under the slab
- QUARTERS—separate from main living area, accessible through the garage with a full bath

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UPDATES *(sellers have spent over \$50,000 in updates in the past 12 months)*

- New roof (2016)
- Kitchen remodel with new granite island, refinished cabinets, updated stainless appliances, glass block backsplash, and new light fixtures (2017)
- Baths remodeled with new plumbing fixtures, bronze hardware, and new light fixtures (2017)
- Repainted interior and exterior (2017 and 2007)
- Replaced light fixtures and hardware throughout (2017)
- Updated Carpet
- 2 updated a/c units
- Decking added to attic for storage, gas logs for fireplace (2013)
- Tile updated (2012)
- Solar screens were installed (2000)
- Two outside decks stained (2015)
- Two hot H2O heaters (2013 & 2018)
- Upstairs balcony & downstairs patio screened in (2013)

Electric & Gas

	<u>Electric</u>	<u>Gas</u>
January	\$210	\$648
February	\$212	
March	\$209	
April	\$206	
May	\$200	
June	\$209	
July	\$220	
August	\$247	
September	\$261	
October	\$261	\$529.69
Totals	\$2,235	\$1,176

Property: 283 Wedgewood Dr