

22 EVIAN PATH COURT

IMPROVEMENTS	DATE INSTALLED/COMPLETED	VALUE/COST
Garage Room Conversion	2002	Previous Owner
Floor Tile: Front & Rear Entry, Dining, Kitchen and Great Room Carpet	2008 - 2012	\$7,824
New Ceiling Lighting (5) and Ceiling Fans (4) & dimmers	2007 - 2008	Estimate: *\$2,000
Aluminum Windows in Master Bath (Tub area)	2008	\$904
Enclose Front Sitting Room / 2 sets of French doors	2008	\$3,584
Kitchen Appliances (Frigidaire Pro-Series)	2008	*\$2,647
(Back Yard) Water Oak Tree Service	2008	\$290
Kitchen Travertine Tile Backsplash	2009	*\$454
Kitchen Refrigerator & Dishwasher (Frigidaire)	2009	*\$1,998
Kitchen Lighting: Track Spot and 3 Droplights	2009	Estimate: *\$750
Roof (100% composition shingles)	July 2010	Insurance \$14,723
Persa Granite Kitchen Counters	2011	\$6,560
Exterior Double Door Unit Garage Room	2011	\$2,486
Guest Bath Tub & Cultured Marble	2011	\$5,365
Tile Floor, Vanities, Mirrors in Guest Bath and ½ Bath	2011-2012	Estimate: *\$2,250
AC and Coil (5 ton)	June 2011	\$5,975
Gutters: rear of house and garage	2012	\$738
Garage Door Window Panel	October 2012	\$561
Fireplace Stones	2013	\$3,916
Fireplace side entertainment center cabinets & trim	2013	*\$800
Exterior House Pressure Wash & Painting	November 2016	\$3,895
(Front Yard) Giant Mediterranean Fan Palm	August 2017	\$1,114
New Furnace (Lenox) & Filter Unit	November 2017	\$3,989
Windows: (Gulf Coast Windows)	June 2017	\$29,000
Alarm System (reinstall after windows)	2017	\$550
Carpet: entire house (2 front rooms, 3 bedrooms, halls, all closets including master)	June 2018	\$5,854
Master Bath Total Remodel	2015 - 2019	Estimate: *\$18,000
Garage living space hot water heater	2019	\$850

* = numbers are for materials ONLY—does not include installation & labor costs.

22 EVIAN PATH COURT

2018	ELECTRICAL	GAS	WATER
January	\$118.00	\$98.00	\$66.00
February	\$97.00	\$121.00	\$39.00
March	\$132.00	\$88.00	\$39.00
April	\$84.00	\$33.00	\$39.00
May	\$81.00	\$28.00	\$55.00
June	\$141.00	\$25.00	\$55.00
July	\$180.00	\$23.00	\$59.00
August	\$169.00	\$22.00	\$77.00
September	\$155.00	\$20.00	\$94.00
October	\$122.00	\$17.00	\$71.00
November	\$203.00	\$28.00	\$55.00
December	\$86.00	\$66.00	\$39.00
MONTHLY AVERAGE	\$131.00	\$47.00	\$57.00

22 EVIAN PATH COURT

10 FAVORITE THINGS

1. The home is located on a very private lot, no neighbors close by and the home backs up to a park! We love the quiet cul-de-sac!
2. Great neighbors who take pride in maintaining their home!
3. Once or twice a year someone in the neighborhood organizes a neighborhood kid event at the park!
4. Our neighbors in the cul-de-sac traditionally enjoy gathering on Halloween and hand out candy to the kids!
5. The kitchen includes all updated appliances and double ovens!
6. The custom stone gas log fireplace adds a beautiful design touch to the living area!
7. The home is very bright, huge windows along the rear of the home allow for lots of natural light!
8. The suite behind the garage, makes a great private study, studio or future pool room!
9. RECENT neutral carpet throughout the home, spacious floor plan, perfect for a couple or family!
10. Conveniently located, with easy access to shopping and Interstate 45, the Hardy Toll Road and Grand Parkway!