

My Home 411 by Joe Callahan Real Estate

NOTE: All Info Below is Per the Seller. Please See Sellers Disclosure For More Information.

Property Address: 1907 Creek Run Drive

Home Item's Age:

A/C: <u>2006</u>	Roof: <u>2006</u>
Heater: <u>2006</u>	Fence: <u>2017</u>
Dishwasher: <u>2019</u>	Oven: <u>2019</u>
Water Heater: <u>2018</u>	Stove: <u>2019</u>
Carpet: <u>2019</u>	Pool: <u>N/A</u>
Other Flooring: <u>2013</u>	Spa/Hot Tub: <u>N/A</u>
Paint Interior: <u>2019</u>	Paint Exterior: <u>2019</u>

Estimated Monthly Utilities:

Electricity	High \$ <u>130.00</u>	Low \$ <u>40.00</u>
Gas	High \$ <u>40.00</u>	Low \$ <u>26.00</u>
Water	High \$ <u>110.00</u>	Low \$ <u>98.00</u>
+ ↑ Trash ↓	High \$ <u>↑</u>	Low \$ <u>↑</u>

Upgrades/Remodeling Done By Seller & Dates Accomplished:

Generator Whole home generator (2015)
Windrated Cedar Fence with oversized gate (2017)
Wood floors (2013) Rainbird irrigation system (2014)
New appliances (2019) Ring doorbell and Nest thermostat

Things Seller Loves About The Home & Neighborhood:

Convenient to major freeways, 20 min to downtown
5 community pools, tennis courts, and basket ball courts
Schools in the community, 20+ miles of hike and
bike and nature preserve trails, multipurpose
sports complex nearby