

## **2212 ARLINGTON FEATURES**

**OPEN FLOOR PLAN WITH KITCHEN OPENING TO FAMILY ROOM**

**HIGH CEILINGS**

**KITCHEN FEATURES GRANITE COUNTERTOPS, BREAKFAST BAR,  
BREAKFAST AREA**

**THERMADOR DISHWASHER, GAS RANGE & OVEN REPLACED OCT. 2012**

**FRIDGE, WASHER, DRYER AND FOUNTAIN STAY**

**NEW ROOF 2019 WITH LIFETIME TRANSFERRABLE WARRANTY**

**UTILITY ROOM IN HOUSE (UP)**

**COVERED PORCH IN BOTH FRONT AND BACK**

**CROWN MOLDING**

**WOOD FLOORS THROUGHOUT LIVING AREAS, KITCHEN AND BEDROOMS.  
TILE IN BATHS. NO CARPET!**

**CHIMNEY REPLACED (INTERIOR & EXTERIOR)**

**TWO HOT WATER HEATERS – REPLACED OCT. 2019**

**ZONED AC –NEW COILS 2016**

**AVERAGE SUMMER UTILITY BILL \$250**

**STUDY UP**

**UNDERGROUND WATER SYSTEM, WITH WATER DRIP SYSTEM IN GARDEN  
BEDS**

**FIBERGLASS UNDER HOUSE REPAIRED 2020**

**RECESSED LIGHT FIXTURES REPLACED**