

# Features/Upgrades

2811 Chinaberry Park Ln.

- ✦ Plantation shutters throughout house
  - ✦ Hardwood floors
  - ✦ New A/C/Furnace (3 yrs old)
  - ✦ Crown Molding
  - ✦ Extended roofed patio w/fans/TV
  - ✦ Prewired electricity for hot tub
  - ✦ Office with French doors
  - ✦ Slate exterior front entryway
  - ✦ New front load washer/dryer
  - ✦ Garage Refrigerator
  - ✦ No back neighbors/Bricked back fence owned by HOA
  - ✦ Master Closet built in shelves
  - ✦ Gas Log remote fire place
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- ❖ Patio Furniture to stay
  - ❖ Other furniture negotiable
  - ❖ Washer/Dryer and Fridge Included
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- No MUD/15 Yr PID to be paid off in a few years—low taxes