

A Note From the Seller at 3004 Southern Lane

Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!

Upgrades

Wood laminate flooring in downstairs living areas
Fresh, professionally painted kitchen cabinets (March 2020)
Granite Counters
Built-in appliances including double oven
Nice bedroom and full bath with handicap access downstairs - great for guests and pool use
Freshly painted bathroom vanities
Carpet upstairs 2018
Huge extended patio wired for sound
Heated pool and spa completely resurfaced with pebble sheen 2 years ago
Full sprinkler system
Outdoor shed with electrical
Natural gas stub for future outdoor kitchen
Solar screens on back of home
\$15k in spray foam insulation
Solar panels - paid for - no contract
Water heater new in 2019
1 AC unit replaced 2019
UV filtering on the AC and furnace systems which kills viruses, bacterias and molds
Hospital grade electrostatic air filters upstairs. They do not ever have to be replaced, just cleaned with water every 3 months

What we enjoy most about this home and area are...

We love the quiet, safe and kid friendly neighborhood and friendly neighbors, HOA has cookouts and get togethers at the park. At Christmas they have carolers and Santa and fun Halloween parties. We love being within close distance to the large park with walking trails, tennis, basketball, soccer & baseball fields, splash pad and playgrounds! You can easily get to any major freeway within minutes and we are close to great local restaurants and movie theaters. We have enjoyed living in this home and raising our daughters here....the schools we are zoned to are great!

We hope you love this home as much as we have!!