

9410 BEVERLYHILL STREET

IMPROVEMENTS (per sellers):

- Wrought iron driveway gate and automatic opener installed
- Engineered hardwood floors installed in bedrooms
- Canned lighting installed throughout most of home
- Siding replaced on detached garage
- Extra shelving installed in garage
- Electrical breaker box moved and upgraded to current code requirements
- Ceiling fans installed in bedrooms
- Outdoor ceiling fan
- Security lighting (motion detecting) installed around perimeter of home and garage
- *Toto* toilets in both baths

OTHER (per sellers):

- House has never flooded
- Roof has never leaked
- Shutters or blinds on most windows
- HVAC works perfectly and is serviced by same company (*Air Experts*) twice per year
- No pest control issues- (We service ourselves every 3 months with Ortho Home Defense (*Home Depot, Lowes*))
- Winner of yard of the month (March 2018)
- Pull out shelves in kitchen cabinets

SELLERS' NARRATIVE:

Why did we choose 9410 Beverlyhill St.?

- *Beautiful curb appeal*
- *Open kitchen and large island/bar*

- *Proximity to major roads and highways, shops, restaurants and medical facilities*
- *Located in a nice neighborhood in which we could walk our dog and walk to the grocery store, restaurants, gymnasium...*
- *Mature trees in the front and back yards*
- *A good-sized patio with pergola*
- *Large detached garage and a long single wide driveway that would allow for extra room for our dog as well as more area for outdoor entertaining.*

What will we miss most when leaving 9410 Beverlyhill St.?

Our neighbors. You can choose the house, but in most cases, you can't choose your neighbors. We hit the lottery when it comes to neighbors. Our immediate neighbors (left, right, back) and along our street are ideal neighbors. They are kind, respectful, caring, friendly...they look out for and help one another. They are what neighbors should be, "neighborly."

Sitting outside on the back patio in the mornings, listening to and watching the birds. The backyard trees are home to mockingbirds, cardinals, doves..., and of course, squirrels. In the afternoons or evenings, grilling steaks or smoking ribs. Spending time in the backyard always provided a nice, peaceful retreat for us.

The openness and brightness of the living areas and the kitchen were conducive to both entertaining or quiet time.