

FAQs for 2309 Canyon Springs:

- Original roof (2005)
- Brand new water heater in 2020
- All recent appliances
- Great operating A/C replaced in 2015
- Walking distance to one of the many neighborhood pocket parks

The current homeowner's utility bills look like this each month:

	Water/ Trash	Electricity	Gas
January	73.44	80.79	35.46
February	79.53	88.43	32.9
March	68.97	78.37	27.61
April	75.06	126.50	24.55
May	72.22	146.71	25.28
June	77.31	203.55	22.30
July	72.66	173.31	24.20
August	69.51	185.80	22.37
September	76.21	207.30	22.37
October	75.42	211.46	23.59
November	69.28	179.75	29.75
December	71.81	104.55	29.75

A little about Shadow Creek Ranch:

- 4 pools for family fun all summer
- Splash pads in the community
- Multiple walking trails throughout with amazing views, especially at sunset
- 18 beautiful lakes
- Volleyball Courts
- 4 recreational centers with different activities all the time

Pictured right is the pocket park down the street.

