

## INFO BUYERS WANT TO KNOW

### HOW OLD IS?

- A/C # OF UNITS 2, downstairs 3 years old, upstairs 12 years old
- HEATER # OF UNITS 2, 12 years old
- WATER HEATER # OF UNITS 2, both new 2020
- ROOF 12 years old
- CARPET most 12 years old, one room 3 years
- FLOORING tile and wood 12 years old
- POOL 12 years old
- POOL PUMP 2 years old / HEATER 12 years old
- INTERIOR PAINT most 12 years old, one room 1 month old
- EXTERIOR PAINT 12 years old, pressure washed 2020

### UTILITIES

| ELECTRIC:  | GAS:         | WATER:                     |
|------------|--------------|----------------------------|
| HIGH \$376 | HIGH \$51.51 | No water bills, water well |
| LOW \$208  | LOW \$21.65  |                            |

### UPGRADES OR FEATURES

#### NO MUD TAXES

Fully fenced 5 acres with automatic gate opener

Large goldfish pond with stream and waterfall

20' x 16' Tuffshed (two compartments / doors)

8' x 12' greenhouse

Wine bar with refrigerator and ice maker

Summer kitchen with new RCS 38" gas grille and outdoor gas fireplace

Honeywell Smart WIFI thermostats

Russound audio system (speakers in living room, master, master bath, gameroom, patio)

Tankless water heater for master bath

Mosquito misting system for patios and backyard