

Important Information from the Seller:

Average Electric bill in Summer: **\$ 220-250**

Average Electric bill in Winter: **\$ 140-160**

Average gas bill: **\$ 35**

Average water bill: **\$ 70**

Features and Upgrades:

- We added an inground sprinkler system and landscaping to the front and back yard in spring of 2018
- Hot tub was added to back deck in May of 2020
- Gas lanterns added in December 2017
- Wine fridge added in December 2017
- Samsung refrigerator was added in January 2018
- Samsung Washer and Dryer was added in January 2018
- Wood Plantation shutters were added throughout the house in March 2018
- Recessed lighting and LED bulbs (with 5 lumen settings) added spring 2020
- Nursery room with Restoration Hardware sconces added in fall 2019

Age of A/C: 3 years

Age of Roof: 3 years

Age of Water Heater: 3 years

What are some of the things that make your neighborhood great?

We love our neighborhood! It is conveniently located within walking distance to the shops and restaurants on 19th and 20th streets. Our neighborhood is full of families walking their strollers and dogs and super friendly. Our neighbors are super welcoming and occasionally hold happy hours at various homes. Also convenient to several wonderful parks for kids to play and families to picnic in.

Our Builder!!

We worked with Sanctuary Builders for the build of this home. The quality of the craftsmanship of the entire home and attention to detail has impressed us. The responsiveness from the builder for any questions that we have had has also been impressive and very helpful.