

9523 Riverland LN Improvements and Amenities

Replacements or upgrades:

December 2020 Residential Warranty Plan purchased, transferable to buyers

November 2020 Gutters cleaned, new plants added to landscaping front and back \$400

October 2020 Replaced carpet and carpet pad in hallway, study and all 3 bedrooms \$3400

October 2020 All exterior trim painted \$1500

October 2020 Indoors and outdoors exterminated \$485

July 2020 All new composition shingles roof due to hail damage (many other homes in neighborhood had similar damage) \$16,556

January 2020 Replaced entire backyard privacy fence \$3500

2020 All kitchen and bathroom sink faucets replaced \$400

June 2017 New water heater in attic \$1000

October 2016 Complete HVAC system replaced (Bryant, 14 SEER) \$6510

Features:

Landscaped pool and spa. The same professional pool maintenance person has cared for the pool since it was new in 2007. Current fee is \$150/month. He takes care of balancing chemicals, mechanics and cleans it weekly. He will replace any mechanical parts as needed for additional fee.

Covered patio with ceiling fan. Furniture negotiable.

Propane gas line on patio for outdoor grill.

Attached garage has two doors which operate independent of each other, two garage door openers

Indoor laundry area between dining room and garage for electric dryer and washer.

Custom colors interior paint throughout the home.

Family room, all bedrooms and study have ceiling fans with lights.

White wood blinds on all windows except family room (those are stored in the garage).

Drapes and curtain rods remain (unless the buyer does not want them, in which case they will be removed).

All appliances will convey to buyer, however, if buyers do not want refrigerator, washer or dryer, seller will remove them.

This subdivision and home have never flooded, as far as the seller knows.

9523 Riverland LN - M.U.D. and H.O.A. Information

M.U.D. CONTACT

Avik Bonnerjee Tax Assessor/Collector

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HOA Contact

Laurel Creek Neighborhood Association

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