



# *INFORMATION FOR BUYERS*

*1504 Brook Hollow*

- ❖ Upgraded kitchen with granite countertops; updated back splash
- ❖ All kitchen appliances stay with the house
- ❖ Double-pane, energy efficient windows
- ❖ LED lighting throughout the house
- ❖ Faux blinds throughout house.
- ❖ Hard wood floors downstairs
- ❖ Updated light fixtures
- ❖ Pex water pipes – shut off valves at every water source
- ❖ Fresh paint on exterior
- ❖ Touch up paint throughout the interior of the house.
- ❖ Primary bedroom downstairs
- ❖ Primary bathroom has double sinks
- ❖ Exterior – brick and Hardie siding
- ❖ Spray foam insulation
- ❖ Garage has finished walls
- ❖ Panel box is located in garage (not outside)
- ❖ Low maintenance stock tank pool with filter and sun deck
- ❖ Beautiful back yard patio (outdoor TV and outdoor furniture stay with house)
- ❖ Stock tank pool with deck and filter stays with the home. Very low maintenance! It can be converted to a hot tub with an inexpensive heater (sellers says approx. \$100).
- ❖ Neighborhood fenced in park and pond for fishing
- ❖ Low HOA dues
- ❖ NEVER FLOODED!
- ❖ Tons of shopping and restaurants nearby!