

2715 Silverhorn

Updates since January 2020:

- \* Pool completely re-plastered with all new lighting, all decorative bench tiles and bulbs replaced (Completed July 2020)
- \* Pool pump replaced (Completed July 2020)
- \* Painted every ceiling and wall throughout the main house and apartment over garage (completed February 2020)
- \* Replaced all flood lights and recessed can lights inside main house and garage apartment with new LED cans (bulbs to last over 10 years minimum per manufacturer) (completed January 2020)
- \* All carpet replaced throughout main home and garage apartment with premium carpet and pad (completed January 2020)
- \* Painting of ceiling under Porte Cochere and barbecue grill area and exterior doors (master to pool, back door, door to garage apartment and door from laundry room outside) (Completed July 2020)
- \* All marble and stone floors in entry, living room, kitchen, breakfast room, family room refinished, cleaned and sealed (Completed January 2020)
- \* Primary Bathroom marble floor cleaned, refinished and polished (Completed January 2020)
- \* Primary Bath shower stone cleaned and polished and sealed (Completed January 2020)
- \* Wood floor in sitting area of master bedroom leading to pool stripped, stained and refinished (Completed July 2020)
- \*Painted pool Cabana, bathroom, storage closet, cabinets and ceiling. (Completed August 2020)
- \*Upstairs shower stone cleaned and polished and sealed. (Completed August 2020)
- \*Garage power washed and cleaned. (Completed August 2020)
- \*All air registers throughout house have been removed, bleached, cleaned and repainted. (April 2020)

Average Utility Costs:

Pool ~ \$200/month

Water ~ \$175/month

Internet ~ \$60/month

Cable ~ \$100/month

Alarm & Camera system ~ \$35/month

Annual Maintenance Fee is \$5,414.00

The Annual Maintenance Fee covers:

Lake beautification and maintenance

Maintenance of the front entrance (including, but not limited to: flowers, tree maintenance and lighting)

Maintenance of all roads and lighting within the subdivision

Common area maintenance in the subdivision and around the lake  
Holiday decorations and lighting at the front entrance  
On-site security guard and safety staff

All information is Per the Seller.