



## Average Utilities

Property Address: 12204 Lake Vista Dr.

Month	Year	Electric	Water	Gas
Jan	2019	179.38		129.33
Feb	2019	148.62		129.45
Mar	2019	159.89		142.27
Apr	2019	144.08		68.33
May	2019	170.24		42.23
June	2019	270.97		31.96
July	2019	291.64		30.60
Aug	2019	297.29		28.69
Sept	2019	289.25		27.53
Oct	2019	238.23		27.53
Nov	2019	153.47		53.06
Dec	2019	164.10		109.93

↓  
House was mostly  
knoccupied in 2020, so  
2019 was more representative  
of typical occupied expenses.

↑  
< \$20/mo (minimum  
water charge)  
\$25 sewer



# Property Improvements

Property Address: 12204 Lake Vista

-Repainting of house; most of interior and all exterior. Includes window caulking.

-Kitchen:

- Upgraded wood kitchen cabinets
- Stainless steel appliances (French door refrigerator, stove, double oven, dishwasher)
- Granite countertops
- Travertine floors
- Undercounter lighting and overhead island light fixture

-Master bath:

- Oversized jacuzzi tub
- Frameless shower surround
- Vanity sinks
- Travertine floors
- Hanging light fixture

-Replaced banister at stairs with upgraded metal balusters and wood newels/railing to match wood floor

-Upgraded floors throughout:

- Hardwood in great room, dining room and staircase
- Travertine in kitchen, breakfast nook, master bed and bath, bedroom 2 and powder room
- Wood in bedroom 3 and pergo in bedroom 4
- Slate in pool bath

-Upgraded vanities in powder room and pool bath

-Added crown molding: great room, dining room, staircase area, master bedroom, bedroom 2

-Upgraded all ceiling fans