

3618 Highland Lakes Drive

Bear Branch Village

4 Bedrooms, 2 full baths, 1 half bath

2 car detached garage

Built in 1978 (per tax records)

House sqft 2,969 (per tax records)

Lot sqft 9,960 (per tax records)

Non-realty items: Wood fort,

Outdoor gas grill

Items reserved by Seller: none

**UPSTAIR CARPET/PAD TO
BE REPLACED SOON**

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**ROOF TO BE REPLACED AS
SOON AS ASSOCIATION
APPROVAL IS RECEIVED**

Improvements

- ***Exterior cement board siding installed on house 2019***
- ***Exterior house and garage painted 2019***
- ***Double exterior doors family room to patio replaced 2019***
- ***Back fence replaced 2019 - west side fence replaced approximately 2016***
- ***Backyard - majority of sod grass replaced 2020***
- ***Stainless kitchen appliances replaced 2020-2021***
- ***Quartz countertops kitchen 2019 + tile backsplash***
- ***Kitchen cabinet fronts replaced 2017***
- ***Carpet first floor and stairway replaced 2020***
- ***Ceramic tile flooring laundry and kitchen in 2017***
- ***Ceramic tile flooring bathrooms 2017***
- ***Quartz countertops baths 2017***
- ***Two inch blinds on windows 2019***
- ***Interior lighting - most replaced in 2019***
- ***Ceiling fans and walk-in closets in all bedrooms***
- ***Spacious laundry room & mud room***