

# 2331 Merion Drive Features

## South Shore Harbour

4 BD | 2.5 BA | 3,314 SF

- 2 Trane AC Systems installed in 2020
- 2 Furnaces installed in 2020
- All ductwork replaced in 2020
- 10-year transferrable warranty on HVAC systems
- Exterior painting completed in 2020
- 50-gallon hot water heater replaced in 2015
- Simonton Hurricane Proof Windows installed in 2011
- Roof with mildew resistant shingles replaced in 2005
- Refrigerator, washer, dryer, and freezer stay with the house