



MICHELLE L WOODARD

*Client Focused & Quality Results*



# 2942 Port Rose Lane

## features and upgrades

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- ◆ Kitchen Refresh with Paint and New Island 2021
- ◆ Recently installed luxury vinyl flooring in living, primary bedroom & closet.
- ◆ Quartz Countertops
- ◆ Woodburning Fireplace
- ◆ Roof Replaced in March 2021 with Transferable Warranty
- ◆ AC Units Replaced in 2018 & 2020
- ◆ Pool Pumps replaced in 2020
- ◆ Primary Closet remodeled in 2021.
- ◆ Primary Bathroom countertops & hardware replaced in 2021
- ◆ Bonus study area in 2nd floor
- ◆ Oversized 3 car garage
- ◆ Ample parking available on extended driveway with Porte-Cochere
- ◆ Large Gameroom on 2nd floor
- ◆ Community Tennis Courts
- ◆ Community Pool
- ◆ Average Utilities: Electric \$260, Gas \$53, Water \$140