

What Buyers Want to Know

Property Address:	2328 Triway Lane Hwy 770 #3
Subdivision:	Victorian Village Townhomes / Spruce Branch

Build Date	N/A
Last Year's Taxes	\$ 1,452
HOA Name/Dues	Maintenance \$2200 Comm Service fee is \$3700 Hazard Ins. charges monthly

What is the age of the:

A/C Unit 1:	N/A	Heater/Furnace 1:	N/A
A/C Unit 2:	N/A	Heater/Furnace 2:	N/A
Water Heater:	N/A	Dishwasher:	N/A
Stove/Oven:	N/A	Cooktop:	N/A
Microwave:	N/A	Garbage Disposal:	3 weeks
Carpet:	N/A	Other Flooring:	3 years
Interior Paint:	3 years	Exterior Paint:	N/A
Roof:	6 months	Fence:	N/A
Pool/Spa:	N/A	Pool/Spa Equipment:	N/A

Are the following items gas or electric:

Heater/Furnace:	gas electric	Water Heater:	gas
Dryer Connection:	electric	Oven:	electric
Cooktop:	electric	Fireplace:	N/A

Average Utility Bills:

Electricity High:	\$ 185.00	Electricity Low:	\$ 115.00
Gas High:	\$ 60	Gas Low:	\$ 25
Water High:	\$ 40.00	Water Low:	\$ 35.00
Trash: Part of HOA Fees	same		same

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Schools

Elementary:	Westwood
Middle/Junior High:	Spring Oaks MS
High School:	Spring Woods HS

Recent Upgrades/Updates:

interior paint - back left bedroom + downstairs entertainment
 New garbage Disposal
 New P-trap + PVC ~~is~~ installed
 New waste removed + overflow system
 cabinet work
 touch up paint downstairs + caulking

What have you loved about your home?

I love the location + exterior campus + pool. Very scenic from front windows. The interior is open + spacious. The staircase ~~is~~ book shelf divide the downstairs to give it a homey feel. The kitchen is open to the rest of the downstairs + is spacious. Neighbors ~~is~~ very nice. Always felt safe - most of residents are elderly + peaceful - 3 parking spaces