

# 182 LATTICE GATE STREET

## WHAT I LOVE ABOUT MY HOME

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- Custom storage with shoe cubbies and hooks under the stairs.
- Ceiling beams in the kitchen and beadboard ceiling in the sunroom.
- Wide plank hardwood flooring on both floors.
- Custom kitchen cabinets and built-ins in the family and game room/4th bedroom.
- Sunroom overlooking the greenbelt to watch deer in the morning.
- Custom built-in desk at the top of the stairs.
- The big front porch overlooking professional landscaping.
- Butler's pantry with glass doors
- Walking and biking distance to Bush Elementary, Mitchell Intermediate and shopping.
- Custom built unique brick fireplace.

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## UPDATES AND IMPROVEMENTS

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- New carpet in game room/4th bedroom, 2nd and 3rd bedroom (9/2021) \$1,600
- New Bosch dishwasher (07/2021) \$900
- Full remodel secondary bathroom (08/2020) \$15,000
- Exterior painted /iron fence painted (04/2019) \$4,300
- Freshly painted interiors (08/2021) \$3,000
- New roof (12/2015) \$12,000
- New microwave (07/2020) \$300
- Updated LED lighting throughout interior (2020) \$1,000

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## UTILITY INFORMATION

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**UTILITY**

**MONTHLY AVERAGE**

**ELECTRIC**

\$70-250

**GAS**

\$35-\$100

**WATER/SEWER**

\$50-\$125

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## AGE OF MECHANICALS

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### MECHANICALS

### APPROXIMATE AGE

A/C #1	9 YEARS (COMPRESSOR 2 YRS)-2ND FLOOR
A/C #2	5 YEARS (EVAP COIL 4 MONTHS)- 1ST FLOOR
A/C #3	N/A
WATER HEATER #1	MARCH 2014
WATER HEATER #2	6/2015
WATER HEATER #3	N/A
WATER SOFTENER (If Applicable)	N/A
FURNACE #1	9 YEARS - 2ND FLOOR
FURNACE #2	5 YEARS- 1ST FLOOR
FURNACE #3	N/A
OVEN(S)	10+ YRS
COOKTOP	10+ YRS
DISHWASHER	5 MONTHS
MICROWAVE	1 YEAR
BUILT-IN REFRIDGERATOR (If Applicable)	N/A
POOL PUMP	N/A
POOL FILTER ASSEMBLY	N/A
POOL HEATER	N/A
POOL PLASTER	N/A
AQUA-LINK	N/A