

# Top 10 Reasons to Own 1503 Hall Place

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- 10.** Beautiful L-shaped tranquility garden, professionally landscaped and surrounded by privacy fence, with bonus 1000 sq ft alleyway for your enjoyment.
- 9.** Great flexible spaces, including a game room and impeccable, fully functional garage workspace—there's a space for everyone!
- 8.** Zoned to top schools
- 7.** Convenient access to many highways for an easy commute.
- 6.** Easy walkability to many eateries, hangouts, markets, bike trails...you name it!
- 5.** Private, low traffic location
- 4.** Updated AC (2019) with 10-year manufacturer warranty
- 3.** Immaculately maintained
- 2.** Many upgrades: delightful woodwork and craftsmanship improvements like circular stairway, internal balcony, arches, pocket doors, wood floors throughout, cedar closet, private teak balcony...too many upgrades to mention them all here!
- 1.** Custom Tuscan-inspired architecture.

# Utility Sheet

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## Monthly Average Electricity Bill

Approx. \$112/month (Winter) & Approx. \$75/month (Summer)

## Monthly Average Water Bill

Approx. \$40/month (Winter) & Approx. \$85/month (Summer)

<b>Air-Conditioning Unit/Heat</b> Style: 3 Ton 2 stage - Heat pump Variable speed Air Handler Brand: Daikin	<b>2020</b>
<b>Air-Conditioning Unit/Heat</b> Style: 1 Ton 2 stage - Heat pump Variable speed Air Handler	<b>2020</b>
<b>Hot Water Heater</b>	<b>2021</b>
<b>Roof</b> Concrete Structural Slab and TPO for Game Room	<b>2016</b>
<b>Plumbing PEX</b>	<b>2016-2021</b>
<b>Electrical</b>	<b>2016-2021</b>