

**4403 Riley Way Lane**  
**Information for Buyers from the Owners**

1. Purchased our home in 2010 and paid \$25,000 lot premium for this location.
2. Swimming pool was cleaned and water re-filled in November 2021.
3. The swimming pool was built in 2010 while we built the house. It's a salt water pool and we added an automatic clearing system. Total cost: \$65,000.
4. Water heater is 2 years old.
5. HVAC: We changed one furnace about 2 years ago.
6. The entire movie room equipment is left for the future owners.
7. Master bedroom TV, kitchen TV and gym TV remain with the house.
8. We are also leaving the washer, dryer and refrigerator (5 years old).
9. Roof is original but has never leaked.
10. Drinking water filter under the kitchen sink will remain.
11. Water softener was built with an additional \$5000 in 2010.
12. ADT alarm system is wired.
13. Garage floor was painted and well maintained. The mats for 2 cars will stay.
14. Gym mirrors were installed in 2018.
15. All curtains were custom built and will also remain.
16. We raised our son in this home and have many great memories of those years. We hope the new owners will truly appreciate how this home been maintained plus all the great features it offers.