



Property Details, Upgrades & Amenities List

Property Address:

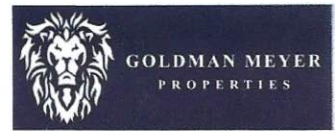
Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

Detailed List of Upgrades since Purchase:

1.	New HVAC in 2020
2.	Tankless Water Heater 2020
3.	New vinyl plank flooring 2019
4.	master bath tub to shower conversion 2019
5.	hot tub 2019
6.	new appliances - dishwasher and stove/gas range ²⁰²⁰ ²⁰²¹
7.	New Attic ladder and radiant barrier 2019
8.	New ^{garage} garage door ^{opener} with bulky backup 2020
9.	Smart Nest thermostat
10.	New fencing

List of Neighborhood & Subdivision Amenities:

1.	Pool	6.
2.	Play ground	7.
3.		8.
4.		9.
5.		10.



Why you decided to move to this neighborhood & what you enjoy most about your community:

1.	Quiet neighborhood
2.	Close to shopping & dining
3.	family oriented neighborhood
4.	Close to school
5.	Close to major freeways
6.	.
7.	
8.	
9.	
10.	

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC	\$ 80	
WATER/SEWER	\$ 40	
GAS	\$ 15	
YEARLY HOA FEE	\$ 410	EXTRA AMENITIES FEE

AGE OF EQUIPMENT APPROX:

WATER HEATER	2 years	
NUMBER OF HVAC UNITS	1	AGE OF AC CONDENSOR 2 years
LAST TIME HVAC SERVICED	1 year ago 2020	
WATER SOFTNER	none	
GARAGE DOOR	1 year	
ROOF	10 year	