

# 107 Hawkins Terrace Court

PRESENTED BY JULIE PFLUEGER



## What I Love About My Home

1. **The views! Especially sunset over the golf course, so nice to sit out there in the evening!**
  2. **The forest preserve, notice all the native redbuds, and we enjoy watching all the birds. The bluebirds are back!**
  3. **Very quiet low traffic cul-de-sac street.**
  4. **Having His and Hers offices.**
  5. **Great storage; walk in pantry, pullouts and organizers in kitchen, walk out attic and more.**
  6. **Quality of build, we have been very happy with Partners in Building and had no issues.**
  7. **Love having a downstairs guest suite.**
  8. **The garden; beautiful landscape with lots of blooming things, as well as the herb and veggie garden.**
  9. **Lots of parking! Great driveway for extra cars for guests and easy street parking too.**
  10. **Great neighbors on the street, and we love Woodforest too!**
  11. **The home is well oriented allowing extra protection from any stray golf balls. (Our yard has been golf ball free since living here.)**
- \* Notice that our neighbors “adopted” the preserve on their side - this can be cleaned up and plants added if you want as long as you don’t remove trees.**

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Make the Smart Move

## Utility Bills

<i>Month Year: <u>2021</u></i>	<i>Electric</i>	<i>Gas</i>	<i>Water</i>	<i>Monthly Total</i>
<i>January</i>	\$135.00	\$91.67	\$70.99	\$297.66
<i>February</i>	122.00	123.96	43.73	289.69
<i>March</i>	95.00	103.41	46.38	244.79
<i>April</i>	93.00	89.76	84.43	267.19
<i>May</i>	99.00	46.49	145.81	291.13
<i>June</i>	123.00	28.98	107.90	259.88
<i>July</i>	121.00	28.70	87.65	237.38
<i>August</i>	208.00	34.23	117.21	359.54
<i>September</i>	245.00	33.85	175.24	454.09
<i>October</i>	237.00	33.49	179.23	449.74
<i>November</i>	194.00	33.75	107.20	334.95
<i>December</i>	125.00	72.57	81.89	279.45
<i>Monthly Average</i>	\$149.75	\$60.07	\$103.97	\$313.79

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## Feature Sheet

### Interior:

Mixed width engineered wood floors throughout the living area, random plank porcelain tile in Master, slate floors in Game Room

Marble and granite, Kitchen, Bath, and Outdoor Kitchen

Pull out shelves and spice rack, tray dividers and bookcase in Kitchen, pull out in Bar

Upgraded light fixtures

Sun block tinted windows

Bi-level shutters throughout

Solid wood doors and sound proofing lower level

Flooring in walk out attic

### Exterior:

Premium lot - Golf course and Forest Preserve

Professional landscaping and lighting

Outdoor Kitchen, paver patio, pergola and decorative raised garden beds

Extra wide garage door, epoxy floors, insulation, and storage in garage

Exterior Texas old bayou brick