

# *13414 Raintree Dr ~ Feature Sheet*

## **General**

- House is high and dry, does not flood, and flood insurance is not required by current lender.
- 2017 HVAC systems is original and in excellent condition and very efficient.
- All ELECTRIC heat and A/C and throughout the house- which in todays energy market is less expensive than gas even with upcharge in electric. Electric bills range between only \$125 to \$250 a month.
- Located on a quiet street one block off Walden Rd for easy access in & out.
- Attic is very large, clean and roomy for extra storage.

## **Interior**

- 2020 Replaced all the carpet in bedrooms with engineered wood in the bedrooms to match existing flooring in dining room& family room.
- Kitchen appliances are less than 4 yrs old. Replaced dishwasher in 2021 with a very quiet and efficient Kitchen Aid dishwasher
- 2021 Professionally painted all of the common living spaces, walls and ceilings
- Large master bedroom and bathroom with walk-in closet
- Granite countertops in kitchen & bathrooms.
- 2020 Installed a water softener in the garage w/ 1 pre filter and 3 post filters.
- Wood-burning fireplace

## **Exterior**

- Original roof from when house was built in 2017 that is in great condition.
- 2021 Added large outdoor space with pavers in backyard and wrap around the side of house to the gate. Retaining wall covered under porch and new aluminum pergola over a large portion of patio to match house paint, with 2 ceiling fans.
- Generator prep installed on the house. A portable generator can plug right in and run all 120V lights appliances, and outlets. Will not support HVAC power requirements. All work was done by an electrician and is up to code.
- Large driveway that was widened to accommodate 2 vehicles side by side easier without doors banging each other and repoured new section near street. Added a sidewalk to extend around to the gate on side of house.
- Lawn Sprinkler front and back
- 2020 Installed new smart hot water heater.
- 2021 Installed a catch basin at edge of driveway connected to a 4" French drain pipe buried 12" and 16" wide going to natural grade sloped to back yard. Another drain pipe to remove ground water, and a 3<sup>rd</sup> drain pipe attached to gutters. Gutters in the front and left side of house are connected to French drains to exit to pop ups at fence line.
- 2021 New shrubs planted along back fence