



7507 Emerald Meadow Drive

A Letter From the Current Owner

This home is very special to us because we were so involved in the build out. This is the home of our dreams where we raised 2 amazing daughters. We have enjoyed hosting many holidays. We have enjoyed fishing and the beautiful sunsets by the lake. The entrance of the subdivision and the water fountain makes us feel like we live in a resort instead of a subdivision. We have felt very secure do to the fact there is only one way in and one out. A gated community that ensures our safety. We are now empty nesters and have decided to move on to our next chapter cherishing all our beautiful memories made in this fabulous house.

- *The Camacho Family*



UPGRADES AND FEATURES 7507 Emerald Meadow

- 8ft wood doors through the house
- Wood floors through the second floor
- Imported Travertine tile from Uruguay
- Wood base boards and crown molding through the house.
- Upgraded appliances Thermador
- Walk in shower in the master
- 2 masters 1-downstairs 1- upstairs
- Movie room with stage
- 14ft ceilings in master bedroom and bathroom.
- 26' Dome ceiling in formal dining
- Dimensional ceilings in kitchen, bathrooms
- 40 year roof (placed in 2012)
- House is pre wired for tv mounts in all bedrooms
- Oversized garage 3 car garages



UTILITIES SUMMARY
7507 Emerald Meadow Ct.

<u>MONTH/YEAR</u>	<u>ELECTRICITY</u>
April 2022	\$277.04
March 2022	\$130.52
February 2022	\$89.35
January 2022	\$101.37
December 2021	\$183.22
November 2021	\$151.93
October 2021	\$264.06
September 2021	\$453.29
August 2021	\$562.63
July 2021	\$473.62
June 2021	\$483.42
May 2021	\$306.35