

**Average monthly utility costs:**

Electricity \$370

Water \$115

Gas \$73

**Information buyers want to know:**

HVAC 4 units (5 ton, 5 ton, 4 ton, media room unit) replaced in 2015, 2016, 2016 and added 2022; added Reme Halo LEDs to A/C units to improve air quality

Water heaters 3 units (40/40/40 gallons) all replaced in 2020

Roof replaced in 2018 with GAF Corp Golden Pledge Warranty

Pool built in 1998, complete upgraded replaster and tile cleaning in 2020

Pool Pump/heater installed in 2015, pool heater upgraded capacity in 2018

Exterior Paint completed in 2015

Kitchen appliances all upgraded and replaced to Bosch stainless steel in 2020

Epoxy garage flooring completed in 2020

**Recent upgrades in 2022:**

Media room (507 sq feet) complete with mini kitchen , 7.1.4 surround sound, 4k projector & 120" screen

Downstairs guest bedroom full bathroom remodel.

Coffee bar addition including brick walls, granite counter top, beverage fridge, under-counter freezer, rough-in water supply for future ice maker

Refinished all hardwood floors and stair railings

New carpet in all upstairs bedrooms

Mosquito system install in backyard