



## What Buyers Want to Know

### UPDATES

New roof (coming)	09/2022
Fresh paint on exterior and fence	08/2022
3 AC units (Trane, extended 10 yr warranty, 1 unit is a mini-split)	03/2021
Cement patio	08/2020
RV pad, 50 amp hookup & 20x40 Cover	08/2020
All new indoor ceiling fans	08/2020-08/2022
Primary bathroom remodel	08/2020
Kitchenette in guest suite	08/2020
Double oven electric range	07/2020

### INCLUDED IN SALE

Play-set and swings on the property

### AGE OF SYSTEMS

Roof: NEW!	2022
HVACs: 3 units	2021
Water Heater:	unknown

## EXTRAS YOU WILL LOVE

- Never flooded
- No HOA and no restrictions
- 2 stall stable/barn
- Cross fenced
- Circle driveway and porte-cochere
- 3-car garage
- Double paned windows
- 2 primary suites, could be a great Air BnB property
- Multiple flex spaces
- Pond for animals or fishing
- Septic system was pumped before going on the market
- Front gate for privacy and security
- RV pad with 50 amp hookup and 20x40 cover
- Trees on property are healthy and have been trimmed