

28714 Hidden Lake West

Utility Costs

| Utility | Monthly |
|-----------------|----------------------|
| Electric | \$184 (average) |
| Natural Gas | \$36 (month of Sept) |
| Water and Sewer | \$97 (average) |

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Recent Improvements

Full interior paint including baseboards—2022
Luxury vinyl plank flooring (family room)—2021
New 25-year shingle roof —2021
New gutters (back of home)— 2021
40-gallon Bradford White natural gas water heater—2020
Anderson heat and cold insulated windows (family room)
5-ton 14.5 SEER AC system (serviced annually)—2016
Dishwasher—2015

Notable Features

Open floor plan and high ceilings
Hard surface flooring in family, dining and primary bedroom
Plantation shutters
Granite counters in kitchen
4-burner gas range ▪ Breakfast bar
Refrigerator, washer and dryer stays
Spacious primary and secondary bedroom walk-in closets
Upstairs game room
Work bench space in garage
Extended paver back patio for extra seating
Lake-front back yard—extraordinary east-facing sunrise view
Gardener's delight!

several butterfly-attracting and colorful blooming plants:

Confederate Rose & Rose of Sharon hibiscus, Butterfly vine, Passion vine, Plumbago, Crepe Myrtle

Hidden Lake Estates

Canoes, kayaks, paddleboats allowed on lake
Neighborhood park
Block parties and 4th of July parade
Walking distance to Cedric C. Smith Elementary

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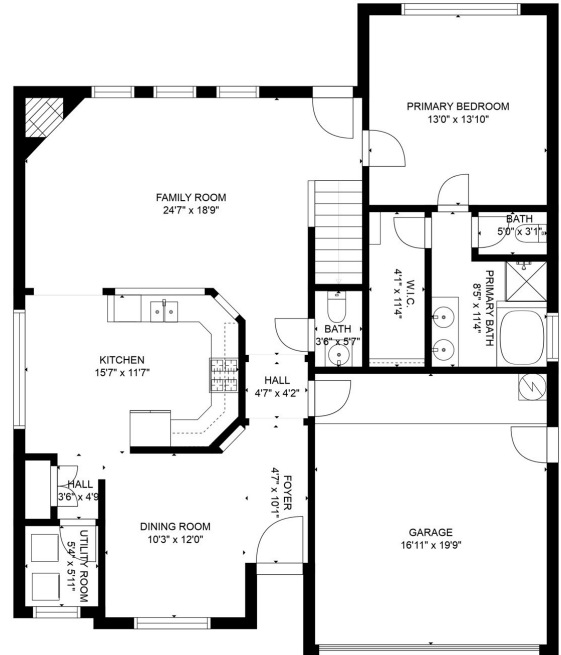
Floorplan

See more online

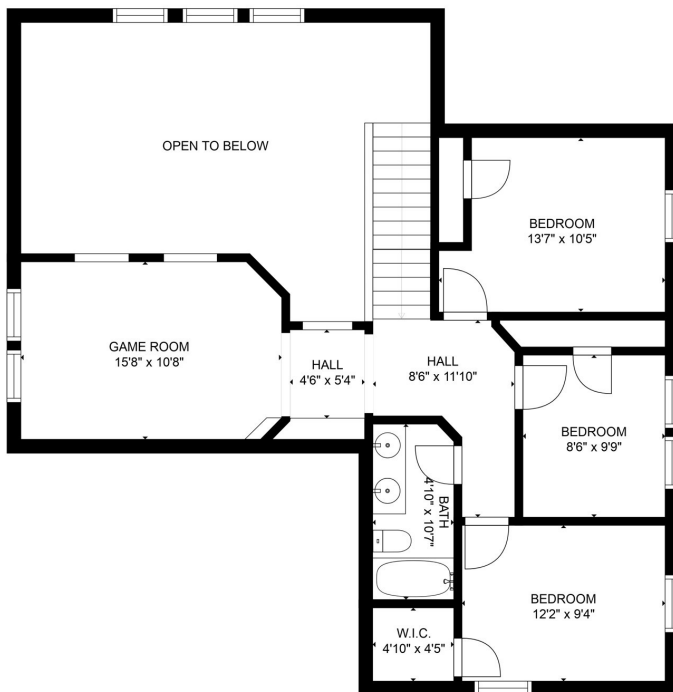
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28714HiddenLakeW.com

FIRST FLOOR



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



SECOND FLOOR

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.