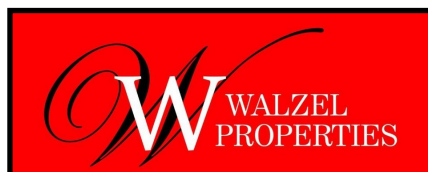


115 S. Clovergate Circle

PRESENTED BY JULIE PFLUEGER

Utility Bills

<i>Month Year: <u>2022</u></i>	<i>Gas</i>	<i>Electric</i>	<i>Water</i>	<i>Monthly Total</i>
<i>January</i>	<i>\$47.04</i>	<i>\$126.23</i>	<i>\$35.27</i>	<i>\$208.54</i>
<i>February</i>	<i>\$117.18</i>	<i>\$136.49</i>	<i>\$57.31</i>	<i>\$310.98</i>
<i>March</i>	<i>\$128.64</i>	<i>\$140.44</i>	<i>\$46.59</i>	<i>\$315.67</i>
<i>April</i>	<i>\$51.95</i>	<i>\$346.40</i>	<i>\$35.87</i>	<i>\$434.22</i>
<i>May</i>	<i>\$31.25</i>	<i>\$178.36</i>	<i>\$75.81</i>	<i>\$285.42</i>
<i>June</i>	<i>\$32.90</i>	<i>\$287.05</i>	<i>\$87.50</i>	<i>\$407.45</i>
<i>July</i>	<i>\$31.80</i>	<i>\$399.32</i>	<i>\$133.38</i>	<i>\$564.50</i>
<i>August</i>	<i>\$55.60</i>	<i>\$324.61</i>	<i>\$170.89</i>	<i>\$551.10</i>
<i>September</i>	<i>\$37.80</i>	<i>\$305.63</i>	<i>\$105.03</i>	<i>\$448.46</i>
<i>October</i>	<i>\$38.86</i>	<i>\$378.52</i>	<i>\$128.77</i>	<i>\$546.15</i>
<i>November</i>	<i>\$40.08</i>	<i>\$236.18</i>	<i>\$101.40</i>	<i>\$377.66</i>
<i>December</i>	<i>\$99.36</i>	<i>\$219.64</i>	<i>\$47.27</i>	<i>\$366.27</i>
<i>Monthly Average</i>	<i>\$59.37</i>	<i>\$256.57</i>	<i>\$85.42</i>	<i>\$401.36</i>



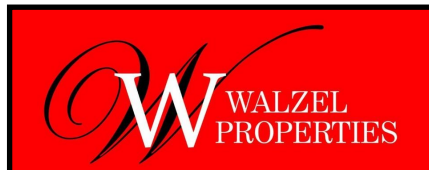
All property information is deemed reliable, but not guaranteed.

115 S. Clovergate Circle

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What I Love About My Home

1. *Clovergate neighborhood is very private with one way in and one way out allowing for greater privacy.*
2. *Love our very quiet neighborhood and neighbors.*
3. *Love the double story entry with all the windows, soaring ceilings.*
4. *Love the fireplace in the Family Room.*
5. *Love the Game Room and Laundry on second floor.*
6. *Guest Bedroom with en-suite bath located on 1st floor tucked away and private. Great for visiting family.*
7. *Love our pool with an added lap lane that's 50 feet long.*
8. *Love my extended covered backyard patio, allows for large gatherings.*
9. *Love my 3 car side by side garage.*
10. *Love the Lifeforms functional floor plan.*



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115 S. Clovergate Circle

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Special Features &/or Upgrades made

- *5 Bedrooms, 4 full Baths, 1 powder bath*
- *3 car side by side garage*
- *Electric car charger*
- *Well maintained and gently used by original owner*
- *Lovely open floor plan*
- *Dedicated office with French doors*
- *Engineered hardwood flooring through-out main living areas*
- *Large Kitchen with ample cabinetry, over-sized island and stainless appliances*
- *Upgraded Kitchen lighting*
- *Spacious Primary Suite*
- *1st floor en-suite Bedroom*
- *Game Room up*
- *Generously sized secondary Bedrooms*
- *Two Trane A/C units replaced 2016. 4 ton and 3 ton (9/28/16)*
- *Installed 3 ton furnace (6/12/19)*
- *2 - 40 gallon Water Heaters replaced 2021 - Rheem (3/12/21)*
- *Amazing Pool with 50 foot lap lane and spa. The pool motor, blower, multi port valve, computer board, cleaner motor have all been replaced in past 5 years. The heater is about 8 years old.*
- *Over-sized covered Patio, Backyard is spacious*
- *Low maintenance backyard*
- *No through traffic in neighborhood*
- *Walking distance to Buckalew Elementary*

