

2022 Silver Blueberry Trail

Ages of mechanicals and updates

Pool and spa	2008
Pool heater replaced	2021
Water Heaters	2008
AC units	2008
Upstairs unit – new evaporator coil installed 4/21	
Downstairs unit – new evaporator coil installed 10/2018	
Whole house generator	2021
Carpet in primary bedroom	2023

Items included in the sale of the home:

- Wall mounted TV's in living room and home office
- Custom-built cabinetry in home office
- 2 wall mounted TV's on back patio (one is inoperable)
- Speaker system (never used – unknown if working)
- Refrigerator in kitchen
- 6 'star' bar stools at outdoor kitchen
- Large wood media center in game room
- Glass ornament cabinet in living room
- Tapestry in living room above TV

Utility Costs

Electric: (We keep the thermostat set at average of 72 deg) monthly

High: \$617

Low: \$ 210

Avg: \$378

Water / Sewer: monthly

High: \$313

Low: \$ 60

Avg: \$141

Trash: Quarterly

Qtrly Cost: \$110.88

Gas: monthly

High: \$219

Low: \$ 67

Avg: \$119