Information from the sellers regarding 4469 Shady Lake Dr.

5 Ton A.C. for main home to dining room, separate unit for media room/apartment

Recent roof (2022)

Recent water heater (2023)

Purchased lot next door and fenced yard 22,000+ sq. ft.

Installed French Drains

Furniture for Sale: Pool table w/ping pong top and accessories, foosball table, basketball shooting game, Dining Room table w/chairs, Living room couch, washer/dryer, mini fridge(2), kitchen refrigerator, apartment refrigerator, kitchen microwave, entertainment center in living room

Media room furniture included

Average electric bill $350- $400 monthly

Gas $40-60 monthly

Water/sewer/trash $140-$160 monthly