

Special Features & Additional Information



412 Coneflower Rd.

Property Features: Structural/Mechanical

- New roof 2021
- Added foam and blown insulation in attic
- Sprinkler system (front, back, and side beds)
- Water filtration and softener system installed
- Large RO (reverse osmosis) tank & dispenser at kitchen sink
- All new appliances
- Exhaust fans installed in all bathrooms and laundry
- Solar attic fan
- No flooding

Property Features: Interior

- Wood-look LVP (luxury plank vinyl) throughout (no carpet)
- All new hardware on doors and cabinetry
- New lighting and plumbing fixtures throughout
- Quartz countertops in all 3 baths and kitchen island
- Fresh paint throughout (walls, trim, doors, cabinetry)
- Custom French door to office and barn door in primary suite
- Inviting open concept floorplan

Property Features: Exterior

- Corner lot & cul-de-sac street
- New privacy fence 2021
- New front door
- Custom shutters on front windows
- Additional garage workshop
- Above garage storage room

Annual Insurance: Flood: \$700 (optional), Homeowners: \$925, Windstorm: \$4,323

This information has been provided by the seller as a courtesy only. Insurance costs will vary due to multiple factors. All buyers should obtain a home inspection, insurance quotes and verify all information independently.



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