

# LIST OF SELLING FEATURES IN HOME

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## PROPERTY ADDRESS:

2412 SHEILA ST.

## SELLING FEATURES INCLUDE:

THIS SPACIOUS 4 BEDROOM, OPEN CONCEPT HOME HAS PLENTY OF SPACE FOR EVERYONE. THE HOUSE HAS AN ADDITIONAL OFFICE / FORMAL LIVING ROOM WHICH COULD BE A GENTLEMEN'S CONVERSATION ROOM / OFFICE OR PLAYSPACE. NEIGHBORHOOD HAS NO HOA, SINGLE ENTRY TO SUBDIVISION, INCREDIBLY CLOSE COMMUNITY. THERE ARE REGULAR NEIGHBORHOOD FUNCTIONS / BBQS. WALKING DISTANCE TO ALL SCHOOLS, STORES, CHURCH, ETC. YARD IS READY FOR LANDSCAPING IN FRONT / BACK AND NEW BUYERS COULD EASILY ADD PLAY SET OR POOL! THE EXTENDED FENCE COULD EASILY HAVE AN EXTENDED DRIVEWAY FOR RV / BOAT PARKING!!

## EXCLUSION LIST:

The following improvements and accessories will be retained by the SELLER and must be removed prior to delivery of possession. Exclusions are permanently installed and built in items that you wish to exclude from the sale of the property. (Example: curtains, curtain rods, flat screen TV's and/or mounts, satellite dish, shutters, mirrors, water softener system, outdoor cooking equipment etc.) Any damage caused by the removal of these items must be repaired as well.

YARD / MAINTENANCE ITEMS IN GARAGE (IE: MOWER / BLOWER / LADDER / TABLES)

## AVERAGE MONTHLY UTILITIES:

Electric: High\$ 267 <sup>JULY/AUG</sup> Low\$ 138 <sup>DEC-FEB</sup>

Gas: High\$ 25 Low\$ 23 I'M A FOODIE, SO LOTS OF AT HOME COOKING!!

Water: High\$ 65 Low\$ 65 CONSISTENT

\*Note: Utility information is provided by the SELLER. Prices will vary based on rates, usage, provider, and several other factors.