



## Selling Features

**Property Address:** 2213 Tracy Way

LED accent lighting outside with phone app

Flooring on 1st floor replaced 2019

Painted exterior 2021

Dishwasher replaced 2019

Replaced pool motor 2020

Light fixtures 2020 / Kitchen faucet 2022

Fence replaced 2021

Small community with little traffic

Quite neighborhood on a cul de sac

Beautiful back yard with multiple seating areas around the pool

Property well maintained by professionals, weekly lawn service, weekly pool maintenance, quarterly pest control, and annual HVAC inspections.

Roof inspected this year

50 amp for generator

### AVERAGE MONTHLY UTILITIES:

Electric: High\$ \_\_\_\_\_ Low\$ \_\_\_\_\_

Gas: High\$ \_\_\_\_\_ Low\$ \_\_\_\_\_

Water: High\$ \_\_\_\_\_ Low\$ \_\_\_\_\_

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

