

# USEFUL INFORMATION

4914 Dunsmere St.

	Summer	Winter
Average electric bill		
Average gas bill		
Average water bill		

Age	Unit 1	Unit 2
Air Conditioner (outdoor unit :: indoor unit w/ducts)	2019 :: 2023	NA
Furnace	2023	NA
Water Heater	2018	NA
Roof	Dec-2023	NA
Dishwasher	2020	NA

## Upgrades and the year completed:

Driveway Gate 2017	Partial fence replacement 2023
Replaced/upgraded the electrical panel 2019	Fresh landscaping 2023
Double Payne Windows 2019	Foundation repair/concrete piers - 2013
Kitchen Remodel-custom slow close cabinets, new appliances 2020	Replaced attic screens - 2021
Bathroom Remodel 2020	Custom Entertainment center cabinetry - 2023
New PEX Plumbing (home) 2020	Attic Insulation - 2023
Gutters 2020	Backyard patio expansion - 2020
Washer/Dryer 2021	French drains/gutter tie in - 2020
Custom primary closet cabinetry 2023	

# WHAT WE LOVE

*4914 Dunsmere St.*

**Thank you for touring our home. Here is some information that we felt might help you in your decision-making process.**

*~The Sellers*

## **WHY DID YOU DECIDE TO BUY THIS HOME FOR YOURSELF?**

When we first pulled into this cul-de-sac, we knew this would be a great location to start our family. The floor plan was what we wanted, and we had a vision for the upgrades we wanted to make.

## **WHAT DO YOU THINK ARE THE BEST FEATURES OF YOUR HOME?**

Favorite features are the remodel upgrades we did, especially the custom cabinetry throughout and spacious primary shower. We designed the kitchen for maximum functionality featuring large pull-out drawers for pots and pans/storage + pull outs in the pantry and concealed trash/recycling bins. We also love the enclosed backyard and patio we had re-paved (especially great for little feet!)

## **TELL ME ABOUT YOUR NEIGHBORHOOD.**

You can't beat living on a cul-de-sac with no through traffic! The Dunsmere cul-de-sac has great neighbors that are always out and about, kids playing, adults sitting together on nice evenings and weekends. There are a ton of neighborhood events throughout the year and community involvement is top-notch!

## **WHAT ARE YOUR FAVORITE PLACES FOR RECREATION, SHOPPING, AND EATING NEARBY?**

Where to begin! Some dining favorites are the new Stomping Grounds, D'Alba, Sunday Press, Local Table, and the list goes on. Our favorite outdoor dining and entertaining highlights are Wakefield Crowbar, Walking Stick Brewery, and William Price Distillery.

## **ARE THERE ANY ITEMS YOU WANT SPECIFICALLY EXCLUDED?**

Children's play set in back yard.

