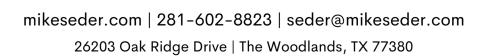
32611 PEBBLE BEND WAY Home Feature

- One-story home
- Over an acre in Lake Windcrest
- Generator
- Covered front porch
- Hand-scraped hardwood floors
- Plantation shutters
- Updated light fixtures
- Study with French doors
- Open-concept living area with gas log fireplace and crown moulding
- Island kitchen with gas range and pantry
- Replaced refrigerator (2021)
- Microwave and stove replaced within the last 5 years
- Formal dining (or flex space)
- Spacious owner's retreat
- Two additional guest bedrooms share an updated full bath
- All bathrooms remodeled in 2018
- Two-car garage
- Fenced yard with covered patio
- Gorgeous pool and spa with natural rock waterfalls

THE MIKE SEDER GROUP











32611 PEBBLE BEND WAY

FAQ FREQUENTLY ASKED QUESTIONS



Number of Units: 2 Age of Units: 10 years Last service date: Spring 2023
HOT WATER HEATER
Number of Units: 1 Age of Units: 2 years Electric or Gas? Gas
ROOF Date Installed:
Type of roof: Composition Age of roof: 10 years Previous leaks? No
POOL/SPA Yes
Date Installed: 07/17 Heated: Yes Functional: Yes
Installer: N/A Re-surfaced: No Date re-surfaced: N/A
TERMITES
Has the home ever been treated for termites? Date treated:
If treated, was it preventative? Is there an existing warranty?
FOUNDATION
Has foundation work been done? Date: Warranty?
GENERATOR Have a generator? Yes

Service/maint schedule: No Date serviced: Spring 2022

AVERAGE UTILITY COSTS

Electric: \$300 Gas: \$100 Water: \$135



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REAL ESTATE