


 3 beds

 2.5 bathrooms

 2,157 sqft

## 11659 Village Place Townhome

### Energy Corridor

#### INTERIOR FEATURES

- Engineered wood floors and carpet 2016(except office)
- New windows 2016
- Shutters and blinds throughout
- PEX plumbing 2015
- Redone kitchen 2009 with Corian counters and cabinets with adjustable shelves
- New disposal and dishwasher
- Microwave 2018
- Half bath redone 2016 with Silestone counters and bowl sink
- All new doors/ bathroom doors are solid wood
- Secondary bath redone in 2018 with a new tub and wood like tile flooring
- Primary bath has wood like tile floors, double sinks and Silestone counters

#### EXTERIOR FEATURES

- Custom deck with hot tub
- Sprinkler system with drips
- Oversized garage
- Home owner's association is making repairs and painting the exterior this year

#### OTHER FEATURES

- AC 2022 (10 year warranty for parts)
- Hot water heater 2017
- Floor plan is the largest unit in the complex
- Across from one of the 2 pools

#### HOA INFORMATION

- Master insurance policy covers 229 units. Each owner pays their portion of the unit. Amount to be verified by buyer.
- Transfer fee and resale certificate combined is \$500. Certificate fee of \$350 is paid up front and transfer fee of \$150 is charged at closing. Transfer is only \$150 if resale certificate is not wanted. Fees not to exceed \$500.