

Per Sellers:

Average utilities: (Family of 4 + family dog)

Average electric bill in summer: \$160

Average electric bill in winter: \$85

Average gas bill in summer: \$40

Average gas bill in winter: \$45

Average water bill: \$110

Age of A/C: 2011 for the unit, the ductwork throughout the entire home was replaced in July of 2020

Age of Roof: Original portion of home roof is from 2014; roof over primary addition is from 2023

Age of Water Heater: 2004

Voluntary Civic Club: Dues \$25 per year

Inclusions: Refrigerator, washer/dryer, Ring doorbell

Exclusions: All staged furniture and shower curtains

Renovations and updates completed under ownership:

- New roof over the expanded addition portion of the home with radiant barrier
- Radiant barrier added to outdoor shed
- Some soffit and siding has been replaced
- Some fence line has been replaced (mainly front fence)
- AC drain line added to drain to the exterior of the home
- UV sanitation light system added to AC system
- Reduced soil line around perimeter of home
- Improved landscaping in the front of the home and added a walkway, installed pavers and turf in the backyard
- Improved drainage by installing second french drain system (drainage layout available)
- 2024 garbage disposal