



## 26 Tender Violet Place

### THINGS WE ABOUT THIS HOME:

1. Tons of natural light, especially via the windows near the ceiling in the kitchen, living area, and primary bedroom
2. AMAZING KITCHEN - tons of counterspace, nice countertops, good layout, dual ovens, and gas stove
3. High Ceilings
4. Beautiful office with attractive built-in storage
5. Multiple living spaces that share a gas fireplace
6. Very nice primary bath - separate tub and shower, dual sinks, lots of storage, walk in closet with built in storage

### THINGS WE ABOUT THIS COMMUNITY:

1. Lots of kids playing in the cul-de-sac
2. Two great parks in walking distance
3. Elementary school and multiple preschool/daycare options within walking distance as well
4. Mature trees
5. Frequent community events at the closest park

### RECENT UPDATES:

1. Newly installed Rainbird Smart Wifi connected sprinkler system.
2. Replaced concrete slab patio with pavers covering a larger area.
3. Replaced upstairs hallway carpet with vinyl plank matching downstairs so only bedrooms and stairs are carpeted.
4. Improved drainage - no standing water even from heavy storms.
5. Planted magnolia and elm trees.
6. Google Nest thermostats.
7. Ultraloq Bolt fingerprint smart locks on garage and back door.

### AGE of the Following Items

	Unit 1	Unit 2
<b>HVAC</b>	3 years	3 years
<b>Water Heater</b>	7 years	
<b>Roof</b>	Estimate 17 years	
<b>Dishwasher</b>	3 years	
<b>Oven</b>	3 years	
<b>Cooktop</b>	3 years	



## AVERAGE UTILITY BILLS

	Summer Avg	Winter Avg
<b>Gas</b>	\$ 20	\$ 80
<b>Electricity</b>	\$ 190	\$ 190
<b>Water</b>	\$ 110	\$ 65