

2502 Orchard Run Way



MICHELLE L WOODARD

Client Focused & Quality Results



features and upgrades

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- ◆ Low E Renewal by Andersen Storm Windows installed in 2022
- ◆ Roof replaced in 2022
- ◆ Generac Generator installed in 2023
- ◆ Leased Solar Panels that are transferable
- ◆ Fresh paint throughout the home and new carpet upstairs
- ◆ Gameroom conveniently located upstairs
- ◆ Marble Floors
- ◆ Updated light fixtures throughout
- ◆ Primary Bathroom equipped with Rainfall Shower Head and Separate Sprayer
- ◆ Sprinklers in front yard
- ◆ Fence will be repaired in backyard
- ◆ Recess lights front and side of home
- ◆ Home wired for sound
- ◆ Additional storage added over Primary Bedroom
- ◆ Two stage upstairs AC (installed 2022) and downstairs (installed 2021)
- ◆ **INCLUDED IN SALE OF HOME**
 - ◆ Generac Generator
 - ◆ Refrigerator, Washer and Dryer are negotiable
 - ◆ Nest Thermostat
 - ◆ Swann (DVR needed) & Vivint Cameras (Alarm can be transferred)
- ◆ **AVERAGE MONTHLY ELECTRICITY PER SELLER**
 - ◆ Electricity - \$146 - \$189
 - ◆ Solar Panels - \$1.96 Year to Date. "Solar Panels are producing more electricity than is being used"