



### **NOTES FROM THE SELLER**

#### Home Updates

- Roof was replaced 09/2017
- Air conditioner was replaced 07/2022
- Garbage Disposal replaced 1 year ago
- Furnace replaced in the last 5 years
- Whole fence was replaced
- Laminate & tile flooring was redone (not original to home)

#### Additional Information

- Home & neighborhood have never flooded
- Electricity is underground, so rarely loose power
- Cul-de-sac, so plenty of parking & not much traffic
- Great location, close to doctors, restaurants & stores
- Average electricity bill- \$45-\$85
- Average water bill- \$55
- Average gas bill \$22-\$85