



PROPERTY IMPROVEMENTS

17718 Sunset River Ln

	IMPROVEMENT	YEAR
✓	New AC Unit.....	2023
✓	Water Heater Replaced.....	2023
✓	Stove and Over-the-range microwave.....	2020
✓	Kitchen Aid dishwasher.....	2020

UPGRADES SINCE PURCHASING

- ✓ Spanish Tile in all wet areas and hallways
- ✓ Granite counter and upgraded backsplash
- ✓ Frameless glass showers in both bathrooms
- ✓ Fireplace with decorative tile



PROPERTY HIGHLIGHTS

- ✔ Neighborhood Walking Trail
- ✔ Neighborhood Park
- ✔ Community Pool
- ✔ 4 bedrooms with no carpet
- ✔ Pergola and Wooden Patio
- ✔ Sprinkler System
- ✔ Low Energy Bills



PRIME LOCATION

- Less than 2 Miles to Local Elementary
- 4 Miles to Target & Walmart, Shopping & Dining
- 2.5 Miles to Highway 6

kw SIGNATURE
KELLERWILLIAMS. REALTY





Electricity Costs Per Month

17718 Sunset River Ln

MONTH	COST*
August 2023.....	\$287.90
September 2023.....	\$230.54
October 2023.....	\$125.87
November 2023.....	\$92.05
December 2023.....	\$49.69
January 2024.....	\$73.80
February 2024.....	\$73.11
March 2024.....	\$101.65
April 2024.....	\$125.42
May 2024.....	\$174.78
June 2024.....	\$224.00

*Provider is  **4CHANGE Energy with base rate of 11.8Cents/KW**