

11710 Creek View Lane – General Information

Property Overview

- **Living Area:** 2,327 sq ft
- **Sunroom Bonus:** 380 sq ft (not included in main sqft)
- **Lot Size:** 1.269 acres
- **Year Built:** 1999
- **Bedrooms:** 3
- **Bathrooms:** 2.5
- **Office/Study:** 1

Major Systems

- **Roof:** Replaced in 2021
- **HVAC:** Replaced in 2021
- **Water Heater:** 50-gallon, installed 11/2021

Utilities & Appliances

- **Heat Source:** Propane (furnace, water heater, fireplace, Viking stove/oven)
- **Wall Oven:** Electric, KitchenAid
- **Propane Tank:** Leased through Suburban Propane

Exterior & Additional Features

- **Backyard Drainage:** French drain under river rock, drains to south culvert
- **Cowboy Pool:** Custom deck with access door to pool filter
- **Garage:** Additional attic storage space available

Neighborhood Amenities

- Two neighborhood parks, including one with a **catch-and-release pond** and an **outdoor workout station**
- **Paved 0.5-mile walking path** connecting both parks