

# Facts To Factor in:

## **1st Floor:**

Gas Fireplace

Hardwood Flooring

Chef's Kitchen - Stainless steel Whirlpool appliances

Yorktowne Cabinetry in Kitchen

Garbage Disposal

Fully painted with Benjamin Moore – walls and ceilings (double coated)

Deck that walks out to back park and access to clubhouse and swimming pool

2 Car Garage - Painted Garage Floor with Epoxy

## **2<sup>nd</sup> Floor**

Hardwood Floor in 2nd Floor Hallway

Double doors to Master bedroom

3 bedrooms, with walk-in-closets in 2 bedrooms

Laundry – Washer / Dryer with storage area

## **Commonly Asked Questions: How old are the appliances?**

HVAC (Central Heat and AC): 8 Years, New Fan and Damper, serviced annually

Refrigerator: 5 Years

Range: 8 Years

Water Heater: 8 Years

Dishwasher: 8 Years

Washer & Dryer: 5 Years

Garbage Disposal: 1 Year

### **Basement**

800+ square feet of space available to finish

### **Average Utility Costs (June 2022 to May 2023):**

Gas: \$130

Electricity: \$145 per month

Water/Sewer: \$90 per month

\*All Information provided by seller