



tania gardère macleod, realtor®

540 Stonemoor Circle Home Improvements & Cost of Utilities

itstheperfectspot.com

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8744 Main Street #304 | Woodstock GA 30114

Things To Note About 540 Stonemoor Circle / Special Features

Furniture and equipment from theater room stay with sale of property

Filters for all the HVAC's are HEPA type 6 inch filters

5 AC units

Basement

Master

Main kitchen family dining rooms

Nanny suite (Room over garage)

3 bedrooms up all on one

Updated commercial grade Ackerman Security Alarm System

Updated/Repaired Lawn Sprinkler system

Updated/Repaired Nightscapes lighting

Updated Theater System

Updated/Repaired Pool/Spa Equipment

Updated/Revamped Landscaping

Painted many rooms throughout

Installed Dog Watch system (electric fencing)

Master BR addition 5 yrs ago

5 yr old roof with 25 yr warranty

All baths remodeled 5 years ago

Kitchen remodeled 5 years ago

All floors sanded and restrained 5 years ago

Home is wired with Telephone, Ethernet and Fiber Optic cable

Updatedable Smart Home System

Gateable front entrance (electricity already run to stoned pillars at driveway)

TAXES lowered to \$21K for 2019

540 Stonemoor Circle Cost of Utilities

COBB EMC - \$284/mo avg

- Feb-May 755 (188 avg)
- Jan 232
- Dec 251
- Nov 337
- Oct 423
- Sept 409
- July-Aug 776 (388 avg)
- Jun 316
- May 194

GAS SOUTH -\$123/mo avg

- Jun 82
- May 105
- Apr-Mar 540 (270 avg)
- Feb 254
- Jan 261
- Dec 174
- Nov 90
- Oct 87
- Sept 86
- May 112 (don't know about Jun-Aug)

WATER - it is hard to tell. We overpaid and I am not sure what our credit is...we paid a total of \$1490 for 16 months but we still have a credit on the account, not sure what it is. That is still pretty darn good when you have a pool and 2 acres of land to water!! 😊