

604 Evergreen Way

Property Features

(All information is provided by seller and approximate, buyer to verify)

Is the Property located in a floodplain? No

Mechanicals

Roof Age: 2006 Type/Brand: Architectural Shingles / Unknown

Furnace Age: 2006 Type/Brand: Lennox Elite Type of Heat: gas, forced air, Comments: Dual Zone

Aprilaire whole home humidifier

Central Air Age: 2006 Type/Brand Lennox Elite Comments: Dual Zone, Air works great

Water Heater Age: 2019 Type/Brand: Rinnai Comments: On-Demand Tankless Water Heater

Water Softener Age: 2006 Type/Brand: Capital Water Softener Comments: Owned

Electrical: Circuit Breaker, 200 Amp service Comments: Lots of room for expansion if needed

Appliances (Please provide any service notes in the comments)

Refrigerator Age: 2006 Brand: Kenmore Elite Comments: Stainless

Range/Oven Age: 2006 Brand: Kenmore Elite Comments: Stainless

Dishwasher Age: 2006 Brand: Maytag

Microwave Age: 2006 Brand: Kenmore

Disposal Age: 2006 Brand: In Sinkerator Pro SS

Washer Age: 2014 Brand: Maytag Comments: Top Load

Dryer Age: 2012 Brand: Whirlpool

Washer and Dryer included in the sale? Yes

Any appliances under Manufacturer Warranty? No

Any appliances not included in the sale: The downstairs fridge/freezer in the storage room is not included.

UHP ELITE HOME WARRANTY INCLUDED!

Utilities

Gas/LP Company: Alliant Average monthly Expense: \$60

Electric Company: Alliant Average monthly Expense: \$117

Monthly Water/Sewer Expense:

Shared well? N/A - City water

Is there a shared well agreement? N/A

Septic Information: N/A - City Sewer

Septic Last Service Date: N/A

Phone Provider: Spectrum/Charter

Internet Provider: Spectrum/Charter

Cable Provider: Spectrum/Charter, TDS

Garbage Collection Provider: Town & Country Sanitation Inc. Collection Day(s): Every Friday both trash AND recycling

Updates/Features

- Most of the home just re-painted on the inside
- All carpets were just professionally cleaned
- Brand new flooring in the downstairs kitchenette
- Front door professionally painted
- On-demand water heater installed in 2019
- Sump pump installed but never needed/used that seller is aware of
- Sprinkler system in front and back yard
- UHP Elite whole home warranty included

Homeowners Association

HOA Contact/Website: N/A

Annual Dues: N/A Mandatory or Optional: N/A

What is included in the dues? N/A

Current or Upcoming Assessments: N/A