



FEATURES: 170 Hidden Garden Drive

- + New roof & gutters w/ gutter guards (all questionable wood replaced)
- + New 1st floor HVAC (condenser & furnace)
- + New refrigerator, stove, & dishwasher
- + Washer (new 2018) & dryer remain with property
- + Fresh paint throughout, including garage
- + New super quiet garage door; including door, rails, motors, & sensors
- + New garbage disposal
- + New lights & ceiling fans
- + New security system w/ motion sensors
- + Monitored smoke detectors & heat sensor in laundry room
- + ADT CellGuard security upgraded from 3G to latest technology
- + New Nest home temperature devices on both floors
- + ATT Fiber Line installed for high-speed internet
- + New upgraded outlets installed in kitchen
- + New door stoppers, switch & outlet plates
- + New blinds (windows have screens)
- + New shower heads with high quality mixers in both showers
- + New mirror in half bathroom
- + New back door & storm door (peek hole installed on front door)
- + Door sweeps replaced every 3-4 months
- + Termite contract in place & quarterly pest treatments
- + Regular lawn maintenance w/ fertilizer & weed treatments
- + Over-grown shrubbery removed for clean low-maintenance curb appeal
- + HVAC system professionally cleaned and preventative mold treatment applied
- + All HVAC returns/vents stripped and painted
- + Enjoy this convenient quiet community just steps to West Middle School.
- + Watch the annual fireworks from the comfort of your back patio!
- + Relish the low Fayette County taxes... the gift that keeps on giving!

