



14601 ADIOS PASS

HOME
FEATURES &
UPGRADES



Home Features & Recent Upgrades:

Brick exterior with hardiplank at gable ends

Beautiful meandering open staircase to finished basement

Vaulted ceilings in living room, family room & master bedroom

Separate dining room with 12' ceilings with crown mold

Great room w/ floor to ceiling brick wall surrounding gas fireplace w/ beautiful wood mantel & brick hearth for seating area

Carpeted finished basement w/ floor to ceiling brick wall surrounding gas fireplace & beautiful wood mantel & brick hearth

Living room with built in book shelves

Custom made Amish cabinets w/ crown molding (designed to look like furniture) through out house

3 car attached garage with bump out

3 bedrooms

2 full & 2 half baths (one half bath is in basement)



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Home Features & Recent Upgrades cont:

Flex room in basement w/ LVP flooring that could be turned into a bedroom by adding a closet

Irrigation System – front yard & landscaping & back landscaping

Professional Landscape Lighting – front & back

Fenced Backyard complete with artificial turf

Outdoor kitchen w/ grill, refrigerator, built in stainless steel storage drawers & waste basket drawer

North deck w/pergola & access to master bedroom

South deck w/ access to family room & 4 seasons room

Large Pergola (will easily fit a long rectangular table that seats 12)

Heated & air conditioned garage

Yard barn

Epoxy-coated garage floor for enhanced durability

Built in storage cabinets with work bench in garage

4 season room w/ French doors to backyard & hand scraped barnwood look ceramic floor



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Home Features & Recent Upgrades cont:

Hand scraped look ceramic floor in kitchen, half bath, family room (color matches hardwood floors)

Hand scraped, variable width plank, engineered hardwood flooring through out rest of house
Walk in pantry

Encapsulated crawl space

Backyard is setup for entertaining with paver patio & winding paver path to grilling area

Generac whole house generator

ADT Security System

Slipper Soaker tub & vintage faucet w/ handheld shower in master bath

Cambria quartz counter tops in kitchen & all first floor baths w/ Lifetime warranty on cambria

First floor bathroom sinks are quartz to match the quartz counter tops

Stainless sink & appliances in kitchen



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Home Mechanical Updates:

HVAC -- gas furnace - April 2011

Generac Whole House Generator - April 2014

Sump Pump - April 2019

Roof - May 2021 (house & yard barn)

HVAC - electric A/C heat pump - June 2024

Dishwasher - Feb 2021

Stove/Oven - Feb 2021

Refrigerator - Feb 2021

Microwave - Feb 2021

Kitchen Stainless Steel Sink - Feb 2021

Counter Tops - Feb 2021 Cambria Quartz - Lifetime Warranty transferrable - doc included

Bathroom Sinks = Feb 2021 Quartz

Master Slipper Soaker tub & Vintage Faucet w/ handheld shower - Feb 2021

Water Heater (gas) - July 2023

Mini Split units - Aug 2023 (garage & 4 seasons room)

Water Softener - April 2024 (Aqua Systems)



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UTILITIES



Utilities and HOA Dues:

Village Farms HOA Dues: \$620/Year Due in May

Water: Citizens Energy \$90/month

Electric: Duke Energy \$300/month - sellers keep home very cool

Gas: Centerpoint \$58/month

Sewer: City of Westfield \$17.19/month

Trash Service: Waste Management Provided by the City of Westfield is \$42.69/quarter

Optional Services/Utilities:

ADT Security System - all batteries replaced 2/3/26 & system checked out

BAM - yard treatment \$476.93 pd 2-11-26 for entire year (6 rounds of application + grub control)

BAM - Bagworm treatment \$254.60 pd 2-11-26 for entire year (2 rounds of application)

AIC - Allen Irrigation \$455.00 pd 1-15-26 for 2026 season (open, mid summer check & close)

Good Guys Heating & Cooling - \$179.90 pd 4-20-26 Spring HVAC & mini split tune-up

Dylco Electric- \$210.00 pd 11-20-25 Fall whole house Generac Generator annual tune-up

SCAT Insect Control - \$100.00 pd 5-28-26 quarterly exterior service for prevention