

8682 N DRESDEN DRIVE

ADDITIONAL INFO

Updates/Improvements:

- Upgrades Upon New Build in 2013: Granite countertops, Genuine hardwood floors, Lot with pond view, Tile in laundry room and both upstairs bathrooms, Built in surround sound professionally installed in the ceiling and walls of the main living room with two wired back patio speakers
- 2019: 1st floor, primary bedroom, and primary bathroom painted
- 2020: Fire pit and Fence
- 2022: Microwave
- 2023: Patio Extension, Dishwasher, and Front Ring Camera
- 2024: Exterior Lighting, West Guest Bedroom Painted, Washer, Dryer, and Garbage Disposal
- 2025: Furnace Heat Pump and Central Air Replaced, Smart Thermostat, and Back Ring Camera
- 2026: All New Carpet, Some Interior Paint, Landscaping, Freshly Painted Front Door & Shutters

Inclusions:

- All Ceiling Fans, Light Fixtures, Window Treatments, Ring Doorbell Cameras (front and back)
- Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator, Washer and Dryer

Utility Information:

- Water: Citizens Energy, ~\$45/month
- Electric: Ninestar, ~\$247/month
- Trash, Sewer & Recycling: Priority Waste, ~\$89/month

The Seller's Favorite Things About the Home:

1. West-facing backyard that catches beautiful sunsets and afternoon sunshine.
2. No property immediately behind the home for added privacy.
3. Walkable neighborhood with miles of well-maintained walking trails.
4. Family-friendly, tight-knit community with long-term pride of ownership.
5. Residents-only access to a private playground, pool, and basketball court.
6. Neighborhood takes exceptional care of yards and common areas.
7. Open-concept main floor perfect for entertaining and everyday living.
8. Spacious game room upstairs can serve as a play area, TV/living space, or 4th bedroom.
9. Calm, peaceful pond view from the backyard.
10. Built-in surround sound professionally installed in the ceiling and walls of the main living room for a movie-theater-like experience.