











WHAT I LOVE ABOUT MY HOME



-  The Sterling Ridge location — peaceful, beautiful, and so convenient to parks, dining, shopping, and the library.
-  The fresh updates — NEW paint, NEW carpet, and recently replaced cooktop, microwave, and dishwasher make everything feel crisp and move-in ready.
-  The private pool — sparkling, serene, and perfect for sunny days or relaxing evenings under the covered patio.
-  The granite island kitchen — truly the heart of the home with stainless appliances and seamless flow into the den for entertaining.
-  The customized fireplace — the floor-to-ceiling tumbled stone surround adds warmth, charm, and a beautiful focal point.
-  The primary suite retreat — dual sinks, a soaking tub, separate shower, and a huge closet make it a dream space to unwind.
-  The dedicated study — enclosed for privacy and ideal for working from home, studying, or quiet creative time.
-  The upstairs game room — so much room for fun, hobbies, or extra space for guests to spread out.
-  The true 3-car garage — rare, spacious, and incredibly useful for cars, storage, or a workshop setup.
-  The peace of mind — 2019 roof, Ring cameras, included washer/dryer/fridge, and the home has stayed high & dry!

UPDATES & IMPROVEMENTS



Description
Covered Patio Addition - \$53,000 - 2018
New Roof - \$25,000 - 2025
AC and Furnace - \$13,300 - 2025
AC and Furnace - \$8,300 - 2021
Water Heaters (2) - \$2,500 - 2019
Pool Updates - \$12,200 - 2019
Pool Pump - \$2,000 - 2021
Powered Security Gate - \$5,000 - 2018
Fencing 1 - \$1,200 - 2018
Fencing 2 - \$2,000 - 2025

UTILITY INFORMATION



Utility	Avg. Monthly Expense
Electric	\$350
Water	Well

AGE OF MECHANICALS



Mechanicals	Approx. Age
A/C #1	2025
A/C #2	2018
Water Heater #1	2018
Pool Heater	2025