

## **Property Details, Upgrades & Amenities List**

### **Property Address:**

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

### **Detailed List of Upgrades since Purchase:**

1. Entire unit repainted 2024
2. new carpet at stairs and 3 <sup>rd</sup> floor 2024
3. New microwave installed 2020
4. New powder toilet installed 2025
5. New Garbage disposal installed 2023
6. New kitchen faucet 2022
7. New roof 2023
8.
9.
10.

### **List of Neighborhood & Subdivision Amenities:**

1. Community garden	6.
2.	7.
3.	8.
4.	9.
5.	10.

**Why you decided to move to this neighborhood & what you enjoy most about your community:**

<b>1.</b> Walking distance to restaurants, coffee shops, bars
<b>2.</b> Proximity to metro-rail
<b>3.</b> Beautiful neighborhood with tree-lined streets
<b>4.</b> Community garden for entertaining
<b>5.</b> Easy highway access
<b>6.</b> Pedestrian and bike friendly
<b>7.</b> Safe area to walk around
<b>8.</b> Exterior building covered by HOA=lower insurance cost
<b>9.</b>
<b>10.</b>

**AVERAGE BILLS PER MONTH APPROX.**

ELECTRIC		
WATER/SEWER Covered by HOA		
GAS N/A		
YEARLY HOA FEE	\$630.25/month	EXTRA AMETNITES FEE

**AGE OF EQUIPMENT APPROX:**

WATER HEATER	
NUMBER OF HVAC UNITS	1
AGE OF AC CONDENSOR 4/2017	
LAST TIME HVAC SERVICED 08/2025	
WATER SOFTNER	
GARAGE DOOR	
ROOF 06/2023	