

ADDITIONAL PROPERTY INFORMATION

AGE OF THE ROOF?	LESS THAN A YEAR OLD (REPLACED IN MAY 2025)
ANY INSURANCE CLAIMS ON THE ROOF OR THE HOME?	NO
AGE OF THE WATER HEATER?	ABOUT 11 YEARS OLD (2015)
AGE OF THE HVAC SYSTEM?	ABOUT 11 YEARS OLD (2015)
HAS THE HOME HAD ANY PRIOR FOUNDATION REPAIRS?	NO
HAS THERE BEEN ANY PRIOR FLOODING OR WATER PENETRATION INTO THE HOME?	NO
DOES THE HOME HAVE ANY EXCLUSIONS? (FOR EXAMPLE, TV MOUNTS, SPEAKERS AND SPEAKER MOUNTS, ATTACHED MIRRORS, CHANDELIERS, BLINDS, CURTAINS, ETC)	NONE

PROPERTY UPGRADES & FEATURES:

- Tesla Solar System with Battery Bank (Powerwall): Generates clean energy and can sell excess electricity back to the grid through Net Energy Metering (NEM), where unused solar energy is credited toward future electric bills. With the Tesla Powerwall, stored energy can also be sold back during high-demand periods or through Tesla Electric dynamic pricing, helping maximize energy savings and efficiency. ⚡
- Gemstone Permanent Exterior Lighting – customizable year-round lighting system.
- Luxury Vinyl Plank (LVP) Flooring throughout main living areas.
- Automatic Sprinkler System for easy lawn maintenance.
- Impact-Resistant Roof – roof replaced May 2025 due to hail damage.
- Attic Space with Potential Conversion – Home has 3 attic spaces, but one can be converted into an additional room or flex space.
- Built-In Wooden Garage Shelving on one side for added storage
- Built-In Garage Workstation – perfect for projects, tools, or hobby space
- Expansive Lot offering generous outdoor space.
- No Back Neighbors providing additional privacy. 🌳
- Backyard Storage Shed for extra storage.
- Custom Dog Nook Under the Stairs with Door – personalized pet space for your furry family member. 🐶