



7 Vinca Trail

THINGS WE ABOUT THIS HOME:

1. Sunsets from the back stone covered patio
2. Greenbelt with no neighbors behind
3. Quiet cul-de-sac and friendly neighbors
4. Light and bright living, dining, and kitchen area
5. Large front and back yard
6. Updated floors. Gorgeous LVP flooring down and up
7. Custom built-ins in the utility room, study, and secondary bedrooms
8. Tesla charger and prewired for a whole home portable generator
9. 3 car tandem garage with workshop area and built-in high shelving
10. Security system and cameras

THINGS WE ABOUT THIS COMMUNITY:

1. Quiet neighborhood
2. Walking and biking trails that lead to numerous nearby parks
3. Excellent schools
4. Pools, tennis, basketball, and pickleball courts
5. Convenience of shopping and church

RECENT UPDATES:

1. Study Built-ins 2018
2. New LVP 2018 throughout

AGE of the Following Items

HVAC	May 2022
Water Heater	Dec 2018
Roof	Oct 2009
Oven/Cooktop	Nov 2018

AVERAGE UTILITY BILLS

	Annual Avg
Gas	\$ 46
Electricity	\$ 216
Water	\$ 97



7 Vinca Trail

OTHER DETAILS:

Number of Mail Keys	2
Mailbox Location and Number	Cluster box at the end of the cul-de-sac #15
Trash Pick Up Day(s)	Mondays
Recycling Available? Days?	Yes, Mondays
Garage Remote Controls	Yes, 2