

# HOME INFORMATION

## RENOVATIONS & UPGRADES:

- 2022 – Pool Pump replaced for a 35,000-gallon pool
- 2022 – 60kw Cummings Generator – powers entire home
- 2024 – Roof replacement with Luxury premium shingles (GAF Camelot 2)
- 2024 – Solar / Electric Attic Fans
- 2024 - Gutter replacement on entire home with premium leaf guards
- 2021-2022 – Total kitchen remodel with all new appliances
  - Fisher & Pykel built-in fridge/freezer
  - Fisher & Pykel professional range – 6 gas burners, 2 ovens, & grill
  - Kitchen Aide Ice maker
  - Apron/Farmhouse Sink
- 2021-2022 – Remodel of all Bathrooms
  - Showers & Tile, toilets, sinks, mirrors, & flooring
- 2020 – Laminate Flooring throughout upstairs
- 2025 – Refinish wood flooring downstairs – added more to some areas
- 2025 – Added storage room to garage with mini split a/c & heat unit
- 2025 – Backyard French Drain installed and landscaping added
- 2025- Complete ductwork replacement for 2 A/C Units

## FAVORITE FEATURES OF THE HOMES' ACREAGE:

- Hiking & Walking Trails
- Fishing
- Pet Friendly
- Bonfire/smores nights
- Custom-built chicken coop with 4 chickens
- Big hill used for water slide and snow sledding
- Pool & Hot tub
- Riding 4-wheelers or golf carts on the green space behind the property
- 2 Mulberry Trees that produce berries
- Gardening
- Water pond with waterfall



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## Monthly Utility Averages

### Electric:

Jan: \$ 585.00  
 Feb: \$ 645.00  
 March: \$ 538.00  
 April: \$ 581.00  
 May: \$ 724.00  
 June: \$ 918.00  
 July: \$ 987.00  
 Aug: \$ 1166.00  
 Sept: \$ 1175.00  
 Oct: \$ 690.00  
 Nov: \$ 811.00  
 Dec: \$ 730.00

### Gas/Generator:

Jan: \$ 91.00 / 20.00  
 Feb: \$ 266.00 / 21.00  
 March: \$ 166.00 / 20.00  
 April: \$ 80.00 / 21.00  
 May: \$ 76.00 / 20.00  
 June: \$ 75.00 / 29.00  
 July: \$ 74.00 / 24.00  
 Aug: \$ 72.00 / 25.00  
 Sept: \$ 64.00 / 24.00  
 Oct: \$ 73.00 / 25.00  
 Nov: \$ 64.00 / 25.00  
 Dec: \$ 100.00 / 24.00

### Water/Sprinklers:

Jan: \$ 104.00 / 8.00  
 Feb: \$ 104.00 / 8.00  
 March: \$ 94.00 / 8.00  
 April: \$ 78.00 / 49.00  
 May: \$ 99.00 / 106.00  
 June: \$ 122.00 / 66.00  
 July: \$ 146.00 / 66.00  
 Aug: \$ 159.00 / 204.00  
 Sept: \$ 159.00 / 66.00  
 Oct: \$ 146.00 / 233.00  
 Nov: \$ 165.00 / 175.00  
 Dec: \$ 134.00 / 9.00

