

Last 5 Years Updates & Upgrades

- LVP flooring
- New staircase rebuilt—hardwood treads, posts, handrails
- Kitchen countertops, backsplash, sink faucet
- Light fixtures
- Fireplace remodel
- Downstairs bathroom remodel
- Mudroom/drop station area
- Media room, wet bar, cabinets
- Pool heater
- A/C compressor

Utility 12 Month Averages

- Electricity \$375
- Gas \$75
- Water \$60

HOA Fees

- No HOA fees
- Woodlands Township Fees built into tax base

Things we'll miss about this home

- Open floorplan with lots of windows
- Great storage space.
- Kitchen
- Backyard
- Media Room
- Easy access to so many amenities
- The Neighborhood

Pool

- Built in 2015 by Pierce Pools
- Pebble sheen finish
- Two tanning ledges
- Umbrella holder
- Include two ledge lounge chairs and ice chest table
- LED color changing lights
- Pool and spa heater
- Water features—three sheer descents on back wall, bubblers on ledges
- Spa waterfall feature
- Fire wall
- Controlled by smartphone through Pentair ScreenLogic
- Custom fully enclosed pool gate with entry fence.

Media Room

- Wet bar with quartz countertop, tile to ceiling, custom made floating shelves, full wall of cabinets
- Large equipment closet, all equipment cords run through walls and ceiling into closet
- Custom made star ceiling panel
- Zephyr 24" dual zone wine and beverage refrigerator with 3 color LED lighting, full extension wood racks, glass shelves
- 120" screen with led color changing light surround
- Sony projector
- In wall and in ceiling speakers
- Storage closet



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