

Amazing Opportunity!

Wonderful traffic flow, lots of storage, newer gas furnace in 2016, formal and informal dining, nice shady covered patio, nicely sized bedrooms with one of the bedrooms facing the street which would make for a great second TV room or office or as a bedroom. Gas fireplace, sprinkler system, and a good size garage extension open to the 2 car garage. Home is priced for buyer to put some updates in. Very popular Riviera Plan.

UPGRADES AND FEATURES

- 1,712 sq. ft. in house
- 3 bed
- 2 bath
- Oversized 2 car attached garage
- Rain gutters
- Vinyl siding
- Private backyard
- Sprinkler system
- Central air
- Covered patio
- Great floor plan
- Tons of storage
- Large master closet
- Average gas and lights bill, High was \$141.00, Low was \$31.00, Average \$90.00per month,
- Built in 2004
- HOA dues are \$60.00/mo. Includes H2O
- Sewer billed every other month \$105.00 or \$52.50/month
- 2021 taxes with homeowners exemption \$1,578.23.



\$515,000.00

** EBORALL & POGUE REALTY, LLC

Call Denise Hall or Aaron Pogue

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