

HELPFUL INFORMATION

I know potential buyers are always curious about the house's history. Hopefully, this will help you answer your clients' questions.

Villages at Heritage Springs is a Gated Master-Planned community built at the time with the goal of exceed National Energy Standard by 50%. Each residence included energy saving features: Solar Electric System, Cool Roof tile, Tankless water heater, Dual pane low E windows, High efficiency air conditioning, enhanced insulation, and energy efficient lighting.

The seller purchased this home from the builder in 2014. He lived there with another tenant until a recent job relocation allowed him to move closer to work.

Upon moving, the home needed some updating to get it in tip-top shape for selling. You will see a list below of all the items that were recently updated.

I have front-loaded all the disclosures so you can sound educated and informed to your clients. We hope your clients love the home.

Thank you for taking the time to read and learn about my sellers. Call me if you have any questions, as I'd love to help answer them.

Get your clients excited about some of the great property attributes.

- **New Interior Paint Throughout.**
- **New Luxury Vinyl Planking Throughout**
- **New Bathroom Vanity Upstairs**
- **New Kitchen Appliances**
- **New Bathroom Fixtures**
- **New Baseboards**
- **New Exterior Landscaping**
- **Irrigation tune-up**
- **New GFCI to bring up to code**
- **Tankless Water Heater**
- **Paid For Solar**
- **2 New Ceiling Fans**
- **New Bathroom Mirrors**
- **New CO2 and Smoke Detectors**
- **New Kitchen Faucet**
- **New Electrical Outlets and Switches**
- **New Canned Lighting Throughout**
- **CAT wiring throughout the home**
- **City Taxes Pay For Your Trash Services**
- **Low HOA's**
- **Gated Community & Great Amenities**