

Property Features and Updates: 1308 Whisper Willows Drive

- April 2024: All main level walls freshly painted with new stain on wood trim, new carpet, new wood floors in office, refinished wood floors in living room. Front door: Replaced glass and freshly painted. New window screens.
- 27 seer variable speed 5-ton AC
- Entire HVAC system with UV purification was replaced after move in. HVAC has 27 variable speeds. Condenser coil recently replaced.
- Spray foam insulation
- Class 3 shingle roof. State farm offers a huge discount on homeowner's insurance for class 3 roofs
- Water heater replaced 1.5 years ago
- Ring camera
- Smart Home System
- Mini split with heat pump added to second floor bonus room / game room.
- Walk-in attic, decked with shelving.
- Pool replastered in 2022
- The pool area is fenced and includes an extensive lighting package
- 897 SF Patio, gated, with built-in bbq grill, food prep area, bar top, and fireplace
- Gated side yard
- Additional concrete parking behind the privacy gate
- Plumbed for 50-amp generator (generator negotiable)
- Gun Safe in garage is negotiable

Average Utilities:

- Water: \$95/month
- Electric: \$185/month
- 250-gallon propane tank is owned