

Riverwalk Model 3, Located at Lot 42

1102 River Birch Drive

Size- 1700 Square Feet, Year Built - 2010

Layout – 2 Bedrooms, 2 Baths, L/R & Den

Features:

Cathedral Ceiling L/R, D/R, Kitchen, Den & Utility

Smooth Finish Drywall Throughout

Stipple Drywall Ceiling

2" X 6" Sidewalls with R-19 Insulation

5/12 Roof Pitch with Architectural Shingles

R-41 Insulation in Ceiling, R-19 Insulation in Floor

Three Window Shelf Bay in D/R, Recessed Can Lights in Kitchen

7/8" Low E Vinyl Thermopane Windows

90% Natural Gas Furnace, 40-Gallon Electric Water Heater (new)

Tile Backsplash in Kitchen

Large Kitchen Island, Kitchen Desk, Garbage Disposal

Washer & Dryer, Water Softener

Kitchen Appliances are Newer & Stainless Steel

French Door Refrigerator, Space Saver Microwave

Self-Cleaning Glass Top Electric Range, Dishwasher

Lazy Susan in Corner Cabinet, Pull-out shelves in Island

36" 6-Panel Interior Doors, 6-Panel Bi-fold Closet Doors

Skylight in Hall Bath, Ceiling Fan in L/R

60" Wide X 42" Depth Shower in Master Bath with Glass Door

Grab Bars in Both Baths, Sit Down Vanity in Master Bath

Large 8' Master Bedroom Closet, 34" Height on Bath Countertops

Central Air Conditioning, Vinyl Screening on Carport

12' X 44' Carport with 11' X 12' Built-in Shed

Vinyl Screening on Side of Carport

8" Wide X 48" Deep Concrete Perimeter Crawlspace

Price - \$ 119,900 (Without Furniture)

\$ 124,000 (With Furniture)

\$225 per month lot lease includes, garbage & lawn care