



AMBER HART
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6921 Colorado Bluffs Road - Top 5 reasons the seller has loved living at this property

1. The Community Pool
2. We are so close to the airport
3. The neighborhood is quiet and friendly
4. The house has a wonderful open living/dining/kitchen area
5. Love the solar power

Top 10 special features of this property

1. 1 Story floor plan
2. Prewired for alarm
3. Home Team Pest Defense
4. Sprinkler System
5. Water softener
6. Solar power
7. 8'x13' Tuff Shed for storage
8. Large patio with pergola
9. Large two car garage
10. Granite tops in kitchen

List of Seller installed upgrades = \$13,079

- 2021 - Ring DV3 doorbell with audio and communication features - \$195
- 2020 - Thomas Roncco wood accent wall, Master Bedroom - \$2200
- 2018 - Tuff Shed 8'x10' \$3004
- 2018 - Gutter Tech gutter all around house - \$1300
- 2018 - Limestone edging around trees and front garden - \$1800
- 2018 - Cedar Pergola for extended back porch- \$2000
- 2018 - Extended back porch 2'x14' concrete pavers (5 total) w/stone trim framed in steel- \$2100
- 2017 - Whirlpool 30,000 grain water softener (Salt) - \$480

Items that do not convey with the sale

Washer/Dryer, all TV's

Items that are negotiable

Refrigerator, lawn equipment, ladders, shelving in garage

Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA

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