

# THINGS TO KNOW

150 PHEASANT AVE, ARLINGTON

## ROOF (AGE/TYPE)

2018 / CERTAINTED ARCHITECTURAL SHINGLES

## HEATING SYSTEM (AGE/TYPE)

2004 / GAS & FORCED AIR

## HOT WATER TANK (AGE/TYPE)

2013 / GAS

## INSULATION

YES, THROUGHOUT

## WINDOWS (AGE/TYPE)

2009 / DOUBLE PANED, NO BROKEN SEALS

## ANNUAL HEATING & ELECTRIC COSTS

HEAT - \$1,350 / ELECTRICITY - \$950

## NUMBER OF HEATING & COOLING ZONES

1 HEAT, 1 COOLING

## WATER/SEWER UTILITIES

IN TOWN

## CLOSING DATE

JULY 5TH, 2019

## SCHOOL DISTRICTS

ELEMENTARY - STRATTON  
MIDDLE - OTTOSON  
HIGH - ARLINGTON HIGH

# UPDATES & NOTABLE FEATURES

**150 PHEASANT AVE, ARLINGTON**

## **PARKING**

- 3 CAR DRIVEWAY
- 1 ATTACHED GARAGE & 1 OVERSIZED DETACHED GARAGE

## **UPDATES DURING OWNERSHIP**

- NEW HOUSE ROOF, NEW GARAGE ROOF & GRADING (RUBBER)
- NEW FRONT DOOR
- EXTERIOR, DECK & GARAGE REPAINTED
- HARDWOOD FLOORS REFINISHED ON 2ND FLOOR
- PAINTED INTERIOR WALLS & TRIM
- ATTIC INSULATED
- INSTALLED BLINDS THROUGHOUT
- DRIVEWAY DRAINAGE INSTALLATION/REPAIR
- CONCRETE SLAB REMOVED FROM BACKYARD
- LED BULBS INSTALLED THROUGHOUT
- NEW GARBAGE DISPOSAL
- ECOBEE THERMOSTAT
- INSTALLED RING PRO DOORBELL
- NEW GARAGE DOOR OPENER
- INTERIOR DOOR HARDWARE, LIGHT SWITCHES, WALL OUTLETS

## **OTHER NOTABLE FEATURES**

- KITCHEN: GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES
- HARDWOOD FLOORS THROUGHOUT
- MODERN SAMSUNG WASHER/DRYER
- CENTRAL A/C