

198 Rolling Hill Property Features & Highlights

- ❖ 2302 square feet with 4 bedrooms and 2.5 bathrooms
- ❖ Hardwood flooring in all living areas including, foyer, hallway, living/dining room and primary bedroom
- ❖ Double concrete driveway with double garage with work bench and shelves
- ❖ Side (75') driveway added to include enough parking behind double gated fence
- ❖ Roof replaced November 2022 and is Fortified
- ❖ Gutters installed with leaf guards 2022
- ❖ Stove, dishwasher, kitchen faucet replaced 2024. Kitchen garbage disposal replaced 2026. Refrigerator remains.
- ❖ Kitchen ceiling light fixture replaced and modernized
- ❖ Wood shelving installed in kitchen pantry, laundry closet and bonus room closets
- ❖ Oversized walk in fully floored attic upstairs with added shelving for storing (potential to be finished for an added bonus room)
- ❖ Solid wood front door, appealing entryway with wide wood staircase
- ❖ Wainscotting in foyer, hallway and kitchen
- ❖ Back yard cleared of numerous trees
- ❖ Garden beds and landscaping added to include camelias, fig tree, blueberry bush etc.
- ❖ 3 outdoor hose bibs and 2 outdoor electrical outlets
- ❖ Front yard with added curb appeal with custom landscaping- decorative mature plants over the garage and swing sitting area with decorative white rocks and pavers
- ❖ Back wooden deck boards replaced in 2020
- ❖ Pond with fountain
- ❖ Firewood shed
- ❖ Dog Kennel in back yard
- ❖ Fully fenced yard with 2 gates on each side
- ❖ Ceiling fans throughout the home
- ❖ Termite bond in place
- ❖ Garage spare refrigerator negotiable