



Address	1013 Garden Club Way, Leland, NC 28461
2025 Taxes	County \$1,280.52, City \$1,010.93, Fire \$200. Total: \$2,491.45
Electric	Approx. \$200/mth, BEMC
HOA	\$1.692/yr, CEPCO
Water/Sewage AVG	\$80/mth, H2Go
Propane and Co.	\$300/yr, Piedmont
Internet	Spectrum
Insurance	\$1,900/yr-W&H, \$800/yr-HOI, \$497/yr-Flood (not required)
Roof Age	2018
Water Heater Age	2024
Termite Bond	No bond, but quarterly pest services
Improvements	See attached

Note to Buyers: All numbers are approximate. All insurance is individually based. The same rates may not apply to the new owner.

## Additional Home Features

### Interior -

- Updated kitchen – LVP, Quartz, built-in pantry with pullouts and high-end stainless steel KitchenAid® appliances
- New entry door into kitchen
- HVAC on bi-annual service plan (Rager)
- Updated bathrooms
- Fireplace and furnace on natural gas
- New carpet 2022

### Exterior

- Outdoor lighting added to front porch and rear yard
- Security cameras and doorbell, CPI
- Irrigation system
- French drain and sock liner installed under the rear sidewalk
- New gutters w/screen and downspouts
- Added and replaced all spigots
- Added Storm door
- Large paver patio with 2 access points
- 2021 Viking Hot tub available, if interested
- Remote control, motorized awning with privacy/shade screen and lights



## Garage -

- Hot water tank timer
- Attic pull down upgraded with light-weight, aluminum ladder
- Full garage screen door
- Overhead storage racks in garage
- Gladiator rails installed (cabinets/accessories, not included)
- Garage keypad entry