

SMART BUYER GUIDE

SYSTEMS & UTILITIES

3514 Cresswell Court

Helping buyers make informed decisions with greater transparency.

Monthly Utility Costs

Utilities	Provider	Monthly Avg
Natural Gas	CenterPoint	\$70
Electricity	Buyer Choice	\$200
Water & Sewer	MUD	\$80
Trash & Recycling	GFL Environmental	Included in Property Tax
Cable	Buyer Choice	\$75+

*Note: All utility costs listed above are estimated rolling averages based on previous seller usage. Actual monthly expenses will vary based on individual lifestyle habits, seasonal temperature changes, and specific provider selections.

Foundation & Structural Information

Structure/Appliance	Year	Description
Roof	2026	30-year architectural shingles
HVAC #1	2026	Goodman 14-SEER, 3-ton
HVAC #2	2026	Goodman 14-SEER, 3-ton
Water Heater	2015	High-capacity 50-Gallon gas unit
Windows	Original	Double-pane, low-E thermal windows
Plumbing Supply Lines	Original	Durable, copper plumbing system
Foundation	Repaired	Lifetime transferable foundation warranty
Fireplace	Original	Gas-log fireplace with surround

The information is provided by the Seller to the best of their knowledge for informational purposes only. This information is not guaranteed and does not constitute a warranty or representation of fact. Buyer is advised to independently verify all details as part of their due diligence. Seller and agents assume no liability for errors or omissions.

Overview | **Features & Upgrades** | **Systems & Utilities** | **Lifestyle & Community**

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