

Property Information Sheet

~8460 S Nighthawk Trail, Oak Creek~

Property Inclusions:

refrigerator, oven, range, hood, dishwasher, disposal, EDO & All Remotes, curtains as shown, lower level kids play equipment (mounted on wall), outdoor play set, outdoor climbing dome play set, EV car charger

Property Exclusions:

Seller's Personal Property, microwave, toaster oven, cabinets/storage rack in garage and basement, garage refrigerator, washer, dryer.

Agents: Please submit all offers, including pre-approval/proof of funds, as one single PDF. Earnest money is held by "Attorney's Title & Closing Services".

Seller's Ideal Closing: End of October close, with post-closing occupancy thru 12/20/26.

Binding Acceptance: Seller requests 48 hours for binding acceptance, but reserves the right to accept an offer at any time.

Updates Per Seller:

2024

Dining Room Millwork
Dry Bar
Deck Expansion

2026

Deck Re-staining