CENTURY 21®
Benefit Realty

Features & Recent Upgrades:

107 Eagles Cove Cir, North Prairie

- Summer 2027 - condo will get a new roof. The new roof is paid for by the owners with a special assessment for $3000 for 6 years through 2030 totaling $18,000. Seller will pay this in total at closing.
- 2027 (planned) - condo exterior will be painted. The HOA fees cover the painting.
- Spring 2027 - the landscape company will be putting down new mulch on all the landscaped beds. Mulching is done every other year and paid by the HOA.
- November 2026 - Shower base corners regrouted
- September 4, 2026 - New Timber Tech/Azek Deck (Harvest+ Collection, advanced PVC) with Westbury Aluminum Rail ($28,150) - warranty
- 2026 - Asphalt overlay was completed on our driveway and now the trip hazard has been dealt with where driveway meets garage floor. There was a lot of driveway repairs done this summer all paid by the HOA.
- March 3, 2026 - New drain pump for washing machine ($300)
- Oct, 2025 - New Office fan/light with remote ($640 + $250 install) (warranty)
- October 31, 2024 - Epoxy flooring garage and front stoop ($3387) (warranty - not sure if transferrable)
- 2024 - Inside garage painted, slat wall/shelves hung
- August 20, 2024 - New water softener ($1795) - warranty
- September 3, 2024 - Side lights/front door painted ($575)
- August 28, 2024 - New AC high end Lenox model ($8958) - warranty
- December 2, 2023 - New Furnace high end Lenox zoned model ($10,112) - warranty
- November 30, 2023 - Both gas fireplaces serviced/cleaned. We had a fan installed in the lower level fireplace.

****All information on this sheet has been estimated by the Seller. Please verify details for yourself.****

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