

FREQUENTLY ASKED QUESTIONS 4178 Falling Leaf Drive

How old is the roof?

1

The roof was installed 2015. Sun Coast Roofing in NSB recently did an inspection and found no issues.

How old is the HVAC?

2

A new 3 1/2 ton 14 Seer unit was installed in February 2024.

How old is the Water Heater?

3

A new 40 gallon Rheem Smart Heater was installed in July 2024.

Well & Septic Condition

4

While neither have been inspected during our ownership, we have had the main septic pumped without issue. The well is a 4" well that is pumped not drawn.

Who maintains the private road?

5

The road is currently maintained by the original landowner, who still lives at the end of the road. There is no cost to homeowners, but many of us do give them a small amount as a thank you!

What are Monthly Utility Costs?

6

During the winter months, the electric bill is under \$200 and during the summer months can be closer to \$260 - \$280 depending on use. We keep it at 72 most of the time.

How long does it take to mow?

7

With the zero turn mower, it usually takes me just over an hour and half. We do have a company that will mow for around \$210 a month if desired.

Are there flooding issues?

8

We have lived here during Ian and Nicole and have never flooded. Where water accumulated, it would have taken another 2 feet to flood the detached garage and the main home sits 4.5 feet higher than the detached garage.