



600 CEDAR DRIVE  
ENTERPRISE, AL 36330

# General

Parcel #: 16 02 09 4 001 018.000

House Size: 2841 sq ft (per 2004 appraisal)

Lot size: .93 acres

Rooms:

3 Bedrooms

3 Full baths

Library / sitting room

Dining Room

Kitchen

Office

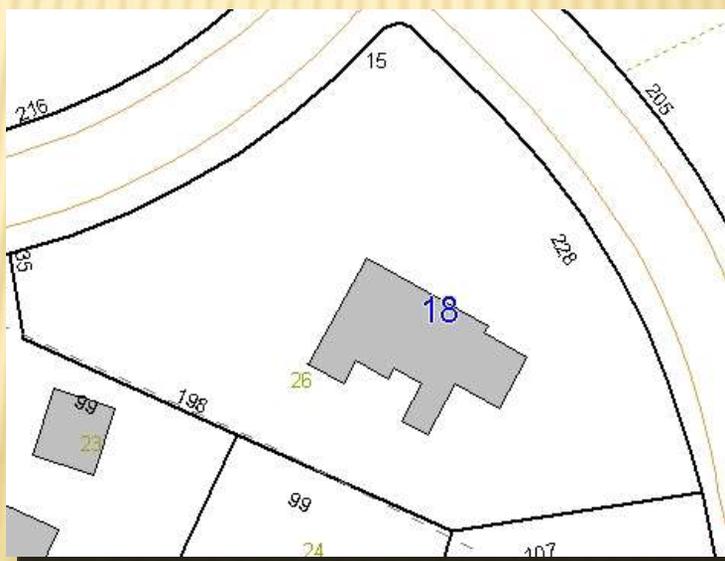
Great room

Sun room (fully enclosed)

Screened porch

FEMA Zone: Zone C (Not a flood zone)

Property Tax: \$737



This is the plat from the county record.

# General



The house was built in 1964.  
We bought it from the original owners in 2004.

We re-shingled the roof in 2007. The tornado did not damage the roof, but did damage some shingles, so we opted to re-shingle the roof – it was about time.



We installed new siding in 2011.

# Main Floor



The library / sitting room is a quiet place to relax and read a book, or to talk.

A wad of insulation was inserted into the top of the chimney for energy savings, as we never used it. The chimney is ready for use when this is removed. It should be inspected and cleaned before use.



The view from the dining room is pleasant. A pocket door can reduce kitchen noise.



The kitchen was renovated in 2006.

The gas tankless water heater was installed in 2011. This resulted in substantial energy savings.



The temperature control is under the kitchen sink.

# Upstairs



The guest bathroom was renovated in 2009, including the addition of a whirlpool bath.



There is a floored storage area in the attic that covers the upstairs portion of the house. There is access to the entire house. Access to the attic is in the upstairs hallway. We added extra blow-in insulation in 2010



The master bedroom was redone in 2011.



The walk-in closet is lined with red cedar.



The master bathroom was renovated in 2013.



Our daughter's bedroom features a built-in desk and considerable shelf space.



We used the third bedroom as a guest bedroom. The hardwood floor continues throughout the upstairs.

# Downstairs



The downstairs bathroom was renovated in 2010.

The office has a built-in desk and plenty of storage space. It can easily be converted into another bedroom.



The laundry room was redone in 2010. The dryer vents to the patio. There is plenty of room for a small fridge and microwave or coffee station.



There is plenty of space in the great room for parties, family fun or just sitting by the fire.

There is a kit to sweep the downstairs chimney in the garage. This should be done yearly to prevent chimney fires.



The breaker box for the house is located here. There is only one. The circuits at the bottom that are turned off powered the old electric water heater.



There is a convenient wood storage area by the fireplace. There is a light switch on the upper left side.

The mud room is a convenient entry from the driveway.



The sprinkler controls are located here.



A radio fence was installed in Jan 2014. We have taken the control unit, but the wire can be used with any system that can cover the acreage. These are the wires for the radio fence.

The garage attic is also floored. Note that the ladder is about four inches short. Use the two wooden blocks.



# Outside



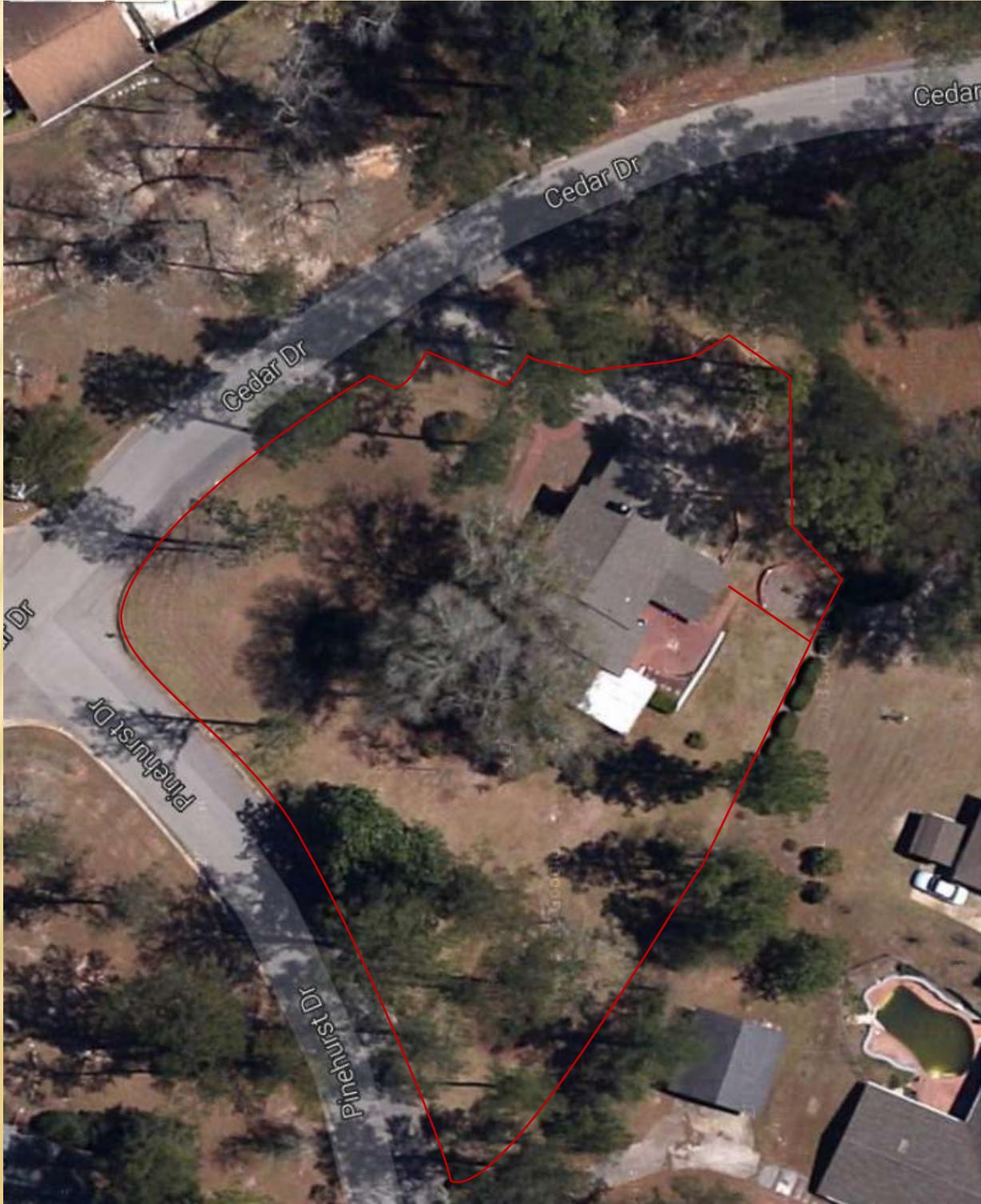
The side of the garage closest to the road has an automatic garage door opener installed.

A covered wood pile will protect your firewood from the elements while still allowing it to season.



There is a termite bond with Terminix. It is transferable, but if it lapses it will not be renewed, due to the construction of the house. There are bait stations surrounding the house. We have never had a termite problem.

A radio fence was installed in Jan 2014. We have taken the control unit, but the wire can be used with any system that can cover the acreage. We laid about 900ft of 16 ga. Wire. The only 'exposed' area is in the driveway. The wire crosses in the groove at the downhill edge of the circular walk. The wire is covered with silicone sealant.





The sun room has been tiled for ease of use.

The air conditioner was replaced by Stinnett in July 2012. The vents were checked and are still well insulated and in good condition.



The city gas shutoff is at the uphill end of the house next to the chimney. This should be kept clear so that they can read the meter.





There are two city water accounts – one for the house and one for the yard. The garbage collection is linked to the one for the house. The shut-off valves are between the magnolia trees at the upper end of the property.

Garbage collection is Tuesday, first thing in the morning.



Bulk waste is picked up on Tuesday or Wednesday across the street from the driveway and down about 50 feet.

# 2013 Energy Usage

<b>Month</b>	<b>Gas</b>	<b>Electric</b>	<b>Total</b>
January	\$78	\$137	\$215
February	\$75	\$148	\$223
March	\$73	\$117	\$190
April	\$83	\$111	\$194
May	\$90	\$135	\$225
June	\$37	\$165	\$202
July	\$38	\$292	\$330
August	\$31	\$264	\$296
September	\$26	\$258	\$284
October	\$22	\$269	\$292
November	\$24	\$169	\$193
December	\$26	\$109	\$134
<b>Average</b>	<b>\$50</b>	<b>\$181</b>	<b>\$232</b>