



Welcome to 7102 N Cannon Ct

Just a few things we want to share with you about the house, which we didn't have room to include in the listing:

- This atypical plot extends to the opposite end of the cul-de-sac, protecting this house as the only one on the cul-de-sac
- We are the original owner; blueprints stay with the house
- The house is in excellent condition! Nothing needs fixing or repairing (to the best of our knowledge); the cost of all renovations/remodeling was almost \$480K; all renovations done by licensed professionals
- To support the concrete tile roof (expected lifespan 50-100 years!), the trusses and the foundation/overall structure had to be reinforced and custom-designed by engineers
- ALL upstairs cabinetry, including the Master Closet, is Black Walnut; the Downstairs cabinetry is Maple. All custom-designed and built by Affordable Custom Cabinets.
- Interior doors are solid wood (maple)
- Double-steel high grade insulated garage doors with myQ technology are new (installed October 2022)
- Furnace replaced in 2018, air conditioning in 2015, hot water tank in 2024
- Professionally installed heat tape in the back gutter to prevent snow/ice dams
- South side of the house provides hidden space for an RV or a boat
- Back of the house is conveniently accessible through the private driveway on the south side, which is part of this property, with easement to only one neighbor (at the very end of the driveway).
- This neighborhood is amazing! Our house has never experienced any theft or vandalism; the neighbors are to be envied!
- The empty lot on the North side is owned by the owners of the house next to it
- Much of the furniture and appointments are available for purchase or as part of the sale negotiations