

Homeowner Insights

What do you love about this home?

This home is a great place to raise a family. Heritage Park is a fantastic neighborhood with lots of young families. We love living at the end of a cul-de-sac where kids can safely play basketball and wiffle ball in the street, that's only a two-minute walk to the private, neighborhood pool overlooking a park with a playground and basketball court. There is a trail that runs through the entire neighborhood where parts are completely in the woods, runs past award-winning Valley View Elementary (kids can walk and ride bikes to school), and ends in downtown Rockford -- great for walking your dog and taking a run. Our backyard is one of the largest in the neighborhood with no houses directly behind us with 1/4 of it natural woods with a trail. We have three finished, well-maintained floors of living space and the carpet is luxurious throughout. We spend lots of time sitting on our front porch watching the kids play and chatting with neighbors.

Service Providers & Typical Bills

	Provider	Average Bill Amount	Bill Frequency
Electric	<u>Consumer's Energy</u>	<u>\$70/month</u>	<u></u>
Gas/Propane	<u>DTE</u>	<u>\$70/month</u>	<u></u>
Trash & Recycling	<u>Harrington's (paid through our HOA)</u>	<u>\$55/year</u>	<u></u>
Snow Removal/ Lawn Care	<u>Alternative Lawn Care</u>	<u>\$120/month</u>	<u></u>
Neighborhood/ Condo Association	<u>Heritage Park Homeowner's Association</u>	<u>\$550/year</u>	<u>March</u>
Cable/Internet	<u>Charter/Spectrum - Internet and Internet TV</u>	<u>\$120/month</u>	<u></u>

What improvements have you done to the home and/or property during your ownership?

We finished the basement in 2019-2020 and updated the carpet in 2022. We spent thousands clearing the underbrush of our backyard woods to make room for "hammock city" and hired an arborist to trim a large tree and hang a "swurfer" swing from a branch about 45 feet above the ground. We just bought a brand new LG large capacity front load washer and dryer that is staying with the house. We upgraded our dishwasher to a Bosch dishwasher in 2020.

Anything else you'd like potential future homeowners to know?

We will miss this house and our great neighbors in the cul-de-sac. It really has been a wonderful experience.



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