

# Seller's Favorite Features

5749 Greens Dr, Allentown, PA 18106

Things we love about our home and neighborhood:

I love living in my Greens Drive townhouse and enjoying the close knit neighborhood and community that makes up Shepherd Hills. Our neighborhood is adjacent to the beautiful Shepherd Hills golf course. The golf club's Foundation Tavern is a quick walk across Krocks Rd where you can enjoy good food and listen to live music. We have so many stores and restaurants close by, as well as Dorney Amusement park, Costco, Target, Walmart, Home Depot and more. All of the major roads are easily accessible - it's a great, convenient location!

There is a neighborhood park where you can enjoy the playground, pavilion and basketball courts. There is no HOA and very little maintenance - the best combination!

Improvements made during our 33 years of ownership

2016 Andersen Windows - all windows replaced  
Replaced front door and back door in kitchen  
2024 Kitchen renovated: new luxury vinyl tile flooring, counters, sink, faucet, backsplash, SS appliances.  
2024 Kitchen cabinets painted and new hardware installed.  
2024 HW floors refinished throughout 1st and 2nd floors  
2024 full bathroom on 2nd floor remodeled  
2024 new baseboards (4) upstairs  
2024 new thermostats throughout house  
Sump pump and French drains in basement

**Elisabeth Grant, REALTOR**

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**RE/MAX Real Estate**

3120 Hamilton Blvd, Allentown PA 18103



# Additional Information

## School Information:

| Public                         | Private/Other |
|--------------------------------|---------------|
| Elementary: <u>Willow Lane</u> | <u>NA</u>     |
| Middle: <u>Lower Macungie</u>  | <u>NA</u>     |
| High School: <u>Emmaus</u>     | <u>NA</u>     |

## Utility Information:

| Utility  | Average Cost / frequency            | Provider                   | Contact Information           |
|----------|-------------------------------------|----------------------------|-------------------------------|
| Electric | \$ <u>210</u> per <u>month</u>      | <u>PP&amp;L</u>            | <u>800-342-5775</u>           |
| Gas      | \$ <u>NA</u> per <u>NA</u>          | <u>NA</u>                  | <u>NA</u>                     |
| Oil      | \$ <u>NA</u> per <u>NA</u>          | <u>NA</u>                  | <u>NA</u>                     |
| Water    | \$ <u>73.00</u> per <u>quarter</u>  | <u>Lehigh County Auth.</u> | <u>610-398-1444</u>           |
| Sewer    | \$ <u>81.90</u> per <u>quarter</u>  | <u>Lehigh County Auth.</u> | <u>610-398-1444</u>           |
| Trash    | \$ <u>139.00</u> per <u>quarter</u> | <u>Lower Macungie Twp</u>  | <u>610-966-4343, ext. 117</u> |
| Security | \$ <u>NA</u> per <u>NA</u>          | <u>NA</u>                  | <u>NA</u>                     |

## Year installed if known:

|   |                           |                             |
|---|---------------------------|-----------------------------|
| Roof <u>2004</u>                          | Windows <u>2016</u>       | Washer/Dryer <u>unknown</u> |
| Refrigerator <u>2024</u>                  | Stove/Oven <u>2024</u>    | Dishwasher <u>2024</u>      |
| Heating <u>new baseboards 2nd fl 2024</u> | Fuel Type <u>electric</u> | Central Air <u>n/a</u>      |
| Hot Water Heater <u>2015</u>              | # of Gallons <u>50</u>    |                             |
| Water Softener <u>n/a</u>                 | Owned/Leased <u>n/a</u>   |                             |

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