

# Seller's Favorite Features

2765 Rolling Green Place  
Macungie, PA 18062

Things we love about our home and neighborhood:

**We've enjoyed our time here but look forward to moving in with our daughter, son-in-law, and two grandchildren!**

**The home is easy to care for - it's practically maintenance free due to the newer roof (2022), HVAC (2021), kitchen appliances (2024) and the HOA that takes care of the exterior.**

**The enclosed patio is peaceful and quiet, providing privacy. We like that you can access the patio from the main living area as well as the primary bedroom!**

**The Fairways at Brookside is a beautiful area and community. The location is ideal - it's a quiet place to live yet it's very conveniently located to an abundance of amenities - shopping, restaurants, parks and more. The Brookside Golf Course is right down the street, and Dorney Park is minutes away.**

**HOA takes care of exterior maintenance including roof, lawn care, snow removal, garbage/recycling, pool, tennis and pickleball courts.**

Improvements made during our **one** years of ownership:

**Installed ceiling fans in every room**

**All new stainless steel appliances in the kitchen**

**New flooring in the second full bathroom**

**The kitchen has a new faucet and a new pot rack**

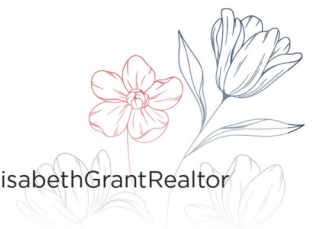


*Elisabeth Grant* REALTOR®

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# Additional Information

## School Information:

	Public	Private/Other
Elementary:	<u>Willow Lane</u>	
Middle:	<u>Eyer Middle School</u>	
High School	<u>Emmaus High School</u>	

## Utility Information:

Utility	Avg Cost / frequency	Provider	Contact Information
Electric	\$ <u>190.00</u> per <u>Month</u>	<u>PP&amp;L Electric</u>	<u>800-342-5775</u>
Gas	\$ _____ per _____		
Oil	\$ _____ per _____		
Water	\$ <u>60.00</u> per <u>Qtr</u>	<u>Lehigh County Authority</u>	<u>610-398-1444</u>
Sewer	\$ <u>75.00</u> per <u>Qtr</u>	<u>Lower Macungie Twp</u>	<u>610-819-6057</u>
Trash	\$ <u>0</u> per _____	<u>included in HOA</u>	
HOA	\$ <u>320</u> per <u>Mo</u>		

## Year installed, if known:

Roof <u>2022</u>	Windows <u>2010</u>	Washer/Dryer <u>Ukn</u>
Refrigerator <u>2024</u>	Stove/Oven <u>2024</u>	Dishwasher <u>2024</u>
Heating <u>2021</u>	Fuel Type <u>Electric</u>	Central Air <u>2021</u>
Hot Water Heater <u>2021</u>	# of Gallons <u>40</u>	
Water Softener <u>N/A</u>	Owned/Leased _____	