

Eagles Landing North, Unit 87
802 West Longleaf Drive, #87, Auburn, AL 36832

The Basics:

- ONE OWNER!
- Year Built: 2003
- One story, 1877 Sq. Ft.
- 4 Bedroom, 4 Bath:
 - Each Bedroom has a walk-in closet, with upgraded shelving
 - Each Bedroom has a private bathroom, with one also having 2nd door to Living Room
- Great room w/vaulted ceiling, recessed lighting, ceiling fan
- Short walk to Tiger Transit stop
- Off street parking: 4 tenant spots (tenants must purchase a tag)

Highlights & Upgrades:

- Exterior:
 - Probably the BEST LOT in the whole neighborhood: large green space behind the house!
 - Painted & covered front porch
 - Back patio with lots of extra space to play with pets or grill out
- Interior:
 - Bedrooms:
 - ALL Bedrooms have NEW UPGRADED CARPETING (2020/2021)
 - All Bedrooms NEWLY PAINTED 2021
 - 1 Bedroom comes furnished
 - Ceiling fans and window blinds in all rooms
 - Bathrooms:
 - 1 Bathroom has an extra storage cabinet
 - Great room:
 - Fully furnished comes furnished,
 - Upgraded simulated wood vinyl floor (NEW 2019)
 - NEWLY PAINTED 2021
 - Laundry Room:
 - Includes Washer & Dryer
 - Includes additional built in cabinets
 - NEWLY PAINTED 2021
 - Kitchen:
 - All appliances included
 - Refrigerator, oven/range
 - Dishwasher (NEW 2019)
 - Microwave (NEW 2018)
 - Garbage disposal (NEW 2019)
 - Base cabinets (NEW 2019)
 - Eat-in island, including 4 stools, NEWLY PAINTED 2021
 - Pantry closet with added shelving, NEWLY PAINTED 2021
 - HVAC:
 - 14 SEER 3 ton heat pump with transferrable 10 year warranty (NEW 2020)

- Active HVAC annual maintenance contract - \$130/yr.
- Active home security system contract - \$36/month.
- Transferrable termite control contract
 - Damage repair guarantee in force through 4/15/22
 - \$250/year maintenance, \$350 treatment every 5 years (last completed 2019)
- Cable and satellite connection
- Attic with pull down stairs for some extra storage

Excellent Rental History:

- Property leased through 7/31/22 at \$1650/month with \$1650 damage deposit in force
 - Current tenant has expressed desire to continue occupancy through 7/31/23, but no guarantee has been made by Seller
- 5 year owner managed property rental history:

Academic year	Lease rate, \$/month	Security Deposit
2017-18	\$1,600	\$1,600
2018-19	\$1,600	\$1,600
2019-20	\$1,600	\$1,600
2020-21	\$1,650	\$1,600
2021-22	\$1,650	\$1,650

Other Notes:

- Transferrable lifetime guarantee for previous foundation repair
 - (2021 Re-Inspection showed no damage, report was clean)
- Association fee - \$189/month, includes:
 - Water
 - Trash pickup
 - Lawn and shrub maintenance