

## HOME FEATURE SHEET

1565 Diana Drive

Christiansburg, Virginia 24073

- 5 ceiling fans throughout the house
- Carpet replaced in 2020
- Added a patio on lower level in 2020
- Deck was stained in 2020
- New refrigerator 2020
- Huge back yard, fenced
- Pure double garage with two doors, one motor to one door opener was replaced this year.
- Paved driveway

Seller will share the home inspection and radon test from 2018. There were minimal repairs and all were made before they closed.

The front stoop to the porch will be repaired by closing.

There is a stain on master bedroom ceiling, a result of a heat pump repair done prior to their purchase and done incorrectly. The ceiling repair will be done by closing.

Closing can occur anytime however, the seller needs to maintain occupancy until February 20, 2023 and if someone wants to close now and lock in on rates, they are willing to pay rent through February 20, 2023.