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**40 Bluffs Bluebird Trl**

1 message

**matt tucker** <matt@pro-us.com>

Wed, Mar 30, 2022 at 9:35 AM

To: Keenan Shanholtz &lt;4wvland@gmail.com&gt;

Cc: MATT TUCKER

**“Bluffs on the Potomac”****Custom built Log home finished in 2021, 3 bedrooms, 3 full baths, finished walk out basement, 2 car garage**

House construction of 40 Bluffs Bluebird Trail started in April 2020 by Bryson Homes and completed February 2021. The Pole barn was built by Timberline Pole Inc, Martinsburg WV and completed during home construction. Lot 101 consist of 20+ acres with million \$ views. Here are some other facts:

- **Home extras-** granite counter tops kitchen and bathrooms, upgraded kitchen cabinets with extras, appliances GE, garbage disposal, oak hard wood and tile floors throughout, 2 car garage with finished walk out basement, attached carport with exposed beam, security system, smart switches, camera system, tile master shower with rain head, wood burning stone fireplace (Greatroom) and wood stove downstairs, fiberglass front door, custom wood shelving in closets
- **HVAC-** Trane heat pump system installed by Royal Aire with Wi-Fi programable thermostats, dual zone system with separate control of temperature on all levels of home
- **Well-** was installed by BW Smith, 800' with approximately 800 gallon reservoir, added additional 1000 gallon cistern for additional water storage, system has large pressure tank, main pump from well to cistern and another pump from cistern to the house. Total system was app \$25k
- **Electrical-** 30 amp outlet at carport for RV hook up, wired for generator, motion light switch in master closet, several switches with adjustable dimmer, under counter kitchen lighting
- **Pole building-** 30'x50' with 50' lean-to, 10x12 and 12x14 powered insulated garage doors, 5" concrete floor for heavy equipment, LED lighting, separate electric panel with 50 amp service for RV, service for generator to power house and building, water and sewer inside building and rough in plumbing for additional bathroom and future space.
- **Fencing-** black aluminum fenced in backyard, split rail fence

- **Gate-** custom steel entrance gate with automatic opener, LED light on motion, power to gate ran in conduit from house
- **Wi Fi-** AT&T and Verizon cell service works at location, currently using hot spot through (Visible \$40 per month with Verizon service) for TV streaming and internet. Most recently Star Link has become available in the area and several owners are pleased with the results. Star Link service is \$110 per month with equipment purchase.



Keenan Shanholtz <4wvland@gmail.com>

## 40 bluffs bluebird electric usage

2 messages

MATT TUCKER

To: Keenan Shanholtz <4wvland@gmail.com>

Wed, Mar 30, 2022 at 9:48 AM

### Usage History

#### March

03/24/2022

##### Bill Amount

##### Meter Read

##### KWH Usage

\$86.74

Actual

810

#### February

02/22/2022

##### Bill Amount

##### Meter Read

\$124.60

Actual

#### January

01/25/2022

##### Bill Amount

##### Meter Read

##### KWH Usage

\$136.59

Actual

1,185

#### December

12/27/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$114.92

Actual

1,304

#### November

11/23/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$82.41

Actual

1,102

#### October

##### Bill Amount

10/25/2021

\$41.90

##### Meter Read

Actual

#### September

09/28/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$50.29

Actual

370

#### August

08/25/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$52.18

Actual

454

#### July

07/27/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$56.97

Actual

473

#### June

##### Bill Amount

06/28/2021

\$64.45

##### Meter Read

Actual

#### May

05/26/2021

##### Bill Amount

##### Meter Read

##### KWH Usage

\$82.40

Actual

596

#### April

04/27/2021

##### KWH Usage

776

**Bill Amount**

\$83.11

March

**Bill Amount**

\$120.01

February

**Meter Read**

Actual

03/29/2021

**Meter Read**

Actual

**Bill Amount**

\$167.11

**KWH Usage**

783

**KWH Usage**

1,153

Sent 02/26/2021

**Meter Read**

Actual

**KWH Usage**

1,625

from  
my  
iPhone**matt tucker**

To: Keenan Shanholtz &lt;4wvland@gmail.com&gt;

Wed, Mar 30, 2022 at 10:06 AM

Sorry, forgot to add this information:

Electric- \$90.26 average monthly over the last 14 months

Taxes- \$1,064.80

Insurance- \$991.42

HOA- \$500.00

**From:** MATT TUCKER**Date:** Wednesday, March 30, 2022 at 9:48 AM**To:** Matthew Tucker**Subject:** Fwd: 40 bluffs bluebird electric usage

Sent from my iPhone

Begin forwarded message:

**From:** MATT TUCKER**Date:** March 30, 2022 at 9:48:15 AM EDT**To:** Keenan Shanholtz <4wvland@gmail.com>**Cc****Subject:** 40 bluffs bluebird electric usage

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