

12307 PIPING ROCK DRIVE

List of Improvements (per Seller)

5 Ton 14 SEER Trane 2014

50 Gallon Hot Water Heater 2017

ELK Prestige Plus 40 Year Roof 2007

Replaced Breaker Box w/ Surge Protection 2017

Replaced Heat Exchanger and Ductwork 2017

House Tyvek Wrap, Seamless Gutters, Hardy Plank and Hardy Board Exterior 2014

Gunite Custom Pool Replastered 2000, Re-tiled 2014

Replaced Pool Pump 2017

Pella Double Pane Windows and French Doors

4.5" Café Plantation Shutters and Designer Solar Shades

Grunfos Full House Recirculating Hot Water System

Copper Pipe Re-piping 2008

Radiant Barrier in Attic and Blown-In Insulation

Pelican Natursoft Whole House Salt-Free Water Conditioner/Softener

Garage Door and Tracks Replaced and Remote Keypad Added 2014

8' Cedar Fence Stained w/Cabot Australian Timber Oil (3 Way Protection)

LED Lighting Plus Dimmers

Frye Ceramic Logs In Wood/Gas Fireplace

Jetta Waterdance Jetted Tub in Master Bath

Wood Custom Built-In Cabinets

Grohe Fixtures

Grohe Grohsafe Valves in Showers to Prevent Scalding

NO Carpet – Marble, Tile, and Engineered Wood Floors Throughout

12307 PIPING ROCK DRIVE

SELLERS LIST OF IMPROVEMENTS continued

Kitchen Updates:

Thermador Professional Stainless Steel Oven and Microwave

LG 28 CF French Door/2 Drawer Stainless Refrigerator

Bosch Dishwasher

Deep Double Stainless Sink

Kitchenaid 5 Burner Ceran Schott Cooktop w/Vented Downdraft