

Features List

Improvements made to 20 Fair Oak Street

At move in 2011 -

Hardwood floors in den, dinning, study, and halls

Carpet in the bedrooms and bonus room

Interior lights in the entry, breakfast area, and dinning room

Installed stone surface on fireplace, expanded mantel, and added gas logs

Added hand honed travertine in the entry, all baths, kitchen, and breakfast area

Added approximately 300 sq ft of flooring in the walk in attic

Installed sprinkler system

Added additional soffit ventilation

Replaced kitchen sink and garbage disposal

Replaced all bathroom exhausted systems

Custom stone hardware for cabinets in kitchen and den

Installed water softener system

Install whole house water filtration system

Since move in-

Replaced all toilets with high rise toilets

New AC/heating units - one in 2016 and one in 2017

Installed enhanced drainage for back yard with french drains on both sides of the house

Added or replaced lighted ceiling fans in all bedrooms, den, study, and bonus rooms

Expanded and resurfaced patio with paver stones

Installed patio retractable motorized awning

Installed den rear window retractable motorized sun screen

Replaced fan on patio with one that has a light and a remote

Added custom mirrored bar area on the den

Added wine cooler and wine storage in the kitchen

Added custom cabinet in master bath

Improvements made to 20 Fair Oak Street –cont'd

New roof, gutters, and exterior paint - 2016

New interior paint - most of house - 2016

Installed radiant barrier and solar roof mounted attic vents

Significant landscaping front and back yards including stone and rock features

Installed walk path from patio to one side of house using pavers to match the patio

Installed golf door garage opener - have 2 remotes

Installed new primary garage door opener with 2 remotes - 2016

Build aggregate finished concrete golf cart path from driveway to golf door opening

Two garage door lanterns

Installed wire garage shelves

Insulated garage and golf cart doors

Installed portable AC unit in bonus room

Updated and painted all cabinets in den and kitchen

Updated the kitchen with Kitchen Aid appliances ... converted stove top to gas

Updated kitchen counters with high grade granite and stainless sink and faucet

Custom drapes with black out curtains in the master bedroom

Installed upgrade sprinkler control system



Exclusions Items for sale

20 Fair Oaks Dr.

Exclusions:

Washer and dryer

Refrigerator

All wall mounted TVs ... den, master bedroom, bonus room

Items for sale....

All custom made from Phil Jackson's Granite and Iron Store in Fredericksburg:

Granite and iron dinning table with chairs... \$1,500.

Custom matching bakers table in study \$600.

Three bar stools \$150.

Like New ... Lazy Boy theater dual rocker/recliners with table in bonus room
\$500

Solid oak wood (stained pecan) TV/media cabinet including TV in bonus room
for \$400

TV in Den Pioneer PCP 5060HD 50" diagonal TV with LG blue ray DVD
player and all cables...New price of TV was \$5,000 sell with house for \$700

TV in Master Bedroom ... Visio VX42L 42" diagonal ... in store price \$598. ...
sell with house \$400

TV in bonus room ... Sharpe LCD-46D64U 46" diagonal ... on Amazon \$749 +
\$49 shipping ... sell with house \$600

Dinning room furniture late 1800's aged maple table, 6 chairs, two
upholstered chairs, credenza, and china cabinet... sale with house for \$2,000 ...
appraised by Miles Marks last year for \$8,200