

## IMPROVEMENTS to 28930 Enchanted Drive

Early 1990 sprinkler system installed, 2017 valves replaced

2003 Master and guest bathrooms major update. 2019 new faucets

2006 Pella windows and Hardie siding installed

2007 backyard rockwork with French drains installed

2009 City of Shenandoah upgraded to new concrete streets (they were lowered nearly 3 feet and installed 42" storm sewers, eliminating ditches)

2010 Kitchen, living room, utility room update. Solid Pecan cabinets/molding from Omega. All drawers and doors are soft close. Pantry has all pullout drawers.

Capital 48" stainless steel 6 burner gas range with infrared grill. (like you see on the Iron Chef) Samsung stainless refrigerator, Sears Kenmore Elite stainless dishwasher, Bosch built in microwave.

2010 HVAC system (2 phase) with Aprilaire filtration and UV sterilizer Warranty is transferable to new owner. Professionally maintained twice a year (Seller has paid Morrow Mechanical up so buyer is covered for the Fall as well)

Ductwork in entire house was also replaced with the HVAC

2012 Fencing replaced with galvanized posts and 5/8 inch cedar

2012 Redwood Pergola installed with outdoor TV viewing

2012 Generac whole home generator installed and professionally maintained twice a year (cannot run dryer and HVAC at same time)

Reverse Osmosis water filtration in the kitchen

Roof replaced 2 years ago