

# 134 W Lilac Ridge Pl – Updates & Exclusions

## **Updates:**

Renewal by Anderson Narroline Gliding Patio Doors,  
Custom Molding – July 2018  
20 Year Warranty - \$37,669.00

6" Gutter Replacement – June 2018  
2 Year Warranty - \$2,531.00

Rock Work all backyard flower beds – 2018  
\$2,150.00

Rheem Hot Water Heater - 2017  
10 Year Warranty - \$2,324.00

Lennox XC20 HVAC System with Lennox iComfort Wi-Fi Thermostat  
10 Year Warranty 2016 - \$14,200.00

New Roof – Remedy Roofing – 2016

## **Other previous improvements:**

Complete update: Master and Guest Bathrooms  
In-line heater to bathtub

Updated Kitchen with Custom Built-in Cabinets  
Kenmore Elite Kitchen Appliances

Trex Decking, Flagstone Walkway and Patio  
Pergola Patio Cover

Plantation Shutters

Custom Molding and 6" baseboards

Upgraded Alarm System

Attic Storage off third bedroom

Spray on Radiant Barrier and added insulation

## **Exclusions:**

All Patio Furniture

Lawn Décor – Front Yard: 3 musical frogs, Bike with flower baskets.

Back Yard: Metal Duck structure, Heron Bird statue, metal decorative wheelbarrow.