

6602 LAGUNA TRACE ST.

FEATURES & IMPROVEMENTS

- * Screen House Retreat - 2016
- * Outdoor kitchen Remodel – 2019 (cabinets, shiplap, refrigerator, sink)
- * New Hardwood floor in bedroom/office – 2017
- * New Carpet throughout - 2019
- * New Built-in Microwave 2019
- * Cedar tone pressure-treated fence – 2019
- * New Outdoor shower – 2018
- * Crushed granite side-yard path – 2017
- * New Palapa – 2016
- * Re-stained patio, pool decking, and waterfall – 2019
- * New 400,000 BTU pool heater – 2016
- * New Pool pump — 2018
- * New Polaris pump – July 2019
- * New Pool filter cartridges - June 2019

IMPORTANT Information:

- * Bamboo is a clumping variety. They will NOT run or spread. They were planted about 5 years ago and still maintain their tight circular formation.
- * We are leaving the screens off for the windows that overlook the back yard so that they let in more light; it gives potential buyers a better view of the pool. The screens will remain with the house and will be in the garage.
- * **Replacement Cost: Outdoor Structures /Appraisal: * Please see attached Appraisal**
- * **Appraisal shows replacement cost of the outdoor "structures" as being: \$109,845.**