

## Features and Improvements List

### 2431 Floral Ridge Dr

- Never Flooded
- Working alarm system (owned) with remote/fob
- Oversized 2-car garage (enough room to fit a large truck)
- Fireplace Oak Mantle '03
- Solar Screens '03
- Gas Log for Fireplace '05
- Programmable Sprinkler System '06, new faceplate '19
- Kitchen upgrades: Granite countertops and tile backsplash, disposal, under mount stainless steel sink, stainless steel microwave '07, faucet '11
- Stainless Steel Refrigerator '11
- Stainless Steel Dishwasher '13
- Stainless Steel Gas stove (GE Profile), 4 burners convection oven
- Generator '08 (16 KW-natural gas run, installed to start if electricity goes out for more than 15 seconds. Can run on propane)
- Carpet '09
- Wood floors '10 (Anderson Dellamano collection, ½ inch thick, 6 ¼ inch wide hand scraped planks)
- New back door and hardware on back and utility doors '11
- Attic flooring (pull down steps for attic storage)
- Pull down steps added in garage (overhead garage storage)
- Storage cubby in garage (underneath side of stairs)
- Water Heater '17
- Roof and additional Gutters '16
- Fence '19
- A/C and Furnace '14
- Backyard Deck (Composite) '14
- Front Door '19
- Master Shower (tile, new glass, hardware) '17
- Ceiling Fans and interior hardware (door knobs, etc.) '15
- Entryway, dining room, and downstairs bathroom lighting (including hall sconce) '15
- Half bath mirror (brushed nickel) '19
- Window Treatments '14
- Faucets in downstairs and master bath '17
- Garage lighting '19
- Master Closet lighting '19
- Interior paint '16 and '19
- New smoke detectors '19
- Fresh Landscaping '19