

featuring...

19422 Meadow Lakes Dr.



UPGRADES / IMPROVEMENTS

DESCRIPTION	DATE	APPROXIMATE COST / DETAILS
Laguna saltwater pool: 20K gallons, 3'5-6'5 depth, with spa, boulders, waterfalls, sunshelf, bench, lights, PebbleTec wet edge, in-floor cleaning system, heater, cedar pergola with fan/light, landscaping package, and concrete spray decking	12/2014 <i>(was included in initial \$605,000 home purchase 12/2014)</i>	\$95,000
Custom "linen-look" roller shades w/valance and plantation shutters (front windows)	1/2015	\$7,800
Full fence pickets installed and stained	6/2015	\$2,700
Outdoor kitchen (grill, sink, fridge, double pro-burner, extra concrete, granite counters, electrical/plumbing)	6/2016	\$12,500
3 TV mounts and cable chase installations	Various	\$700
Media room reconfiguration + bar	12/2018	\$6,300
Artificial turf (pet-rated), landscaping rocks	3/2019	\$3,500
Garage ceiling storage + wall system + 24ft ladder	3/2019	\$600
New GE Profile dishwasher	1/2020	\$600
Garage floors epoxy	1/2020	\$2,000
		Approx... \$130,000

RECENT MAINTENANCE

DESCRIPTION	DATE	APPROXIMATE COST / DETAILS
Patio, garage door, and interior repainting	1/2020	\$1,100
Professional carpet, tile, and wood floor cleaning	1/2020	\$1,000
Roof inspected and resealed around vent pipes	3/2020	\$250
Fence/pergola pressure wash and re-staining	3/2019	\$300
New exterior front door lanterns	4/2020	\$400
Both A/C coils (Lennox) replaced and deep-cleaned	10/2019 & 3/2020	\$3800
		Approx...\$7,000

ASSOCIATION FEATURES

Lighted tennis courts, sand volleyball court, parks & playgrounds, splashpads, pool with slides, lazy river, diving board, kiddie pool, snack bar, community garden
Walking paths, private island park, canoe/paddle boats, pontoon boat rentals, marina, beach
Lakehouse community center with fitness rooms, rental hall/room, kids rooms, etc
Regular mosquito spraying of common areas & SEAL security team on duty 24/7
Frequent community events: farmer's market, fireworks, food trucks, holiday parties, movies, etc.