

32743 WEYBRIDGE IMPROVEMENTS - 90K + TOTAL

POOL INFORMATION

- The pool equipment includes new sensors and valves.
- All pool equipment is covered by Trinity Pool 10 year guarantees/warranties.
The pool is a 10ft diving pool with a 3'6" shallow end and is heated.
- New heat pump and filtration system
- New pool piping and cabling in the pool system
- Pool completely resurfaced
- Spa completely resurfaced
- Spa and Pool tile retiled in areas and all tiles cleaned
- Perimeter coping stones reset
- new upstairs decking in all weather composite and a spiral staircase down to the pool

HOME

- Master Key System
- New toilets that include new toilet flushing cisterns throughout. (BIDETS CAN BE REMOVED)
- New French doors with direct access to the spa and pool added to extra sitting room off master 12 months ago.
- New skirting in multiple areas on the ground floor
- Exterior of the property including all fencing, decking and spiral staircase fully painted 12 months ago
- New guttering to rear of property added 12 months ago.
- All exterior painting is covered by Southern Painting 3 year guarantees/warranties.
- New French doors to decking added from upstairs guest bedroom 12 months ago.
- Security system checked 12 months ago.
- Invisible perimeter dog fence serviced 12 months ago.
- New landscaping front and back (shrubs and hedges planted, all trees and hedges trimmed
- New sod in the backyard area, weed and feed treatment
- Fresh Mulch
- New 9 zone sprinkler irrigation system front and back, including new electrical control box
- French drains installed to ensure rainwater runs away from the home

- New exterior fans
- All exterior HVAC repaired and serviced
- Interior HVAC system repaired and fully serviced
- The AC has 3 units -2 are 2.5-3 yrs old and 1 is 15 yrs old
- All internal plumbing fixtures and fittings fully repaired and serviced
- All electrical fixtures and fittings including carriage lights and security floodlighting checked and ensured to be working properly
- Garage freshly painted
- Garage floor epoxied
- Garage cabinets freshly painted
- New kitchen hardware
- Front Door painted
- Granite installed in upstairs wet bar
- Fresh paint in Game room, garage, master bath
- Kitchen and den woodwork and cabinetry freshly painted
- Fireplace freshly painted
- Travertine backsplash in kitchen
- Tile flooring installed in laundry, kitchen, pantry, entryway, and den/breakfast areas
- New tile surround in master tub and shower
- New walls and paint in master bath
- New flooring tile in master bath
- New carpet in master bedroom, small closet
- New carpet in master sitting/bonus room
- Central home vacuum system
- New roof in 2009