

IMPROVEMENTS SINCE PURCHASE 3/28/18

1. Replaced all windows with double pain low E glass.
2. Added maximum amount of pest preventive insulation in attic; Painted inside attic ceiling with reflective paint for maximum efficiency. Replaced attic stairs to meet code, including zip-cover hood for efficiency.
3. Added "in ground" termite canisters around entire home perimeter for maximum termite prevention.
4. Replaced all flooring and carpet.
5. Painted all of the inside of home.
6. Totally remodeled and rebuilt Kitchen: replaced island with a larger one with more storage; refigured drawers to be deeper; all new wood pull out storage in drawers; all new appliances, added a double oven, new sink, fixtures, hardware; replaced all cupboard doors, adding glass doors and painted; new backsplash, installed granite countertops; under-cabinet LED lighting.
7. Added crown molding throughout except two back bedrooms.
8. Replaced sliding glass doors off of breakfast area w/ new French doors to side patio.
9. Updated bathrooms with new shower in guest bath; replaced glass shower in master; added granite countertops, new sinks, Added new wood doors, repainted all cupboards and drawers.
10. Installed wood shutters in four rooms.
11. Installed cabinets (upper and lower) & granite countertops in laundry room; added new faucets.
12. Installed wall-mounted pulldown ironing board cabinet in laundry room.
13. Installed professional landscaping; installed LED landscape lighting.
14. Installed 24 X 12 ft. patio cover with (2) ceiling fans and edge lights.
15. Changed seating around pool deck to storage seats, repainted and added new deck screws as needed.
16. Added cabinets above commodes in bathrooms.
17. Changed lighting throughout house to LED; added dimmer switches.
18. Added canned LED lights and pennant light fixtures in kitchen.
19. Installed walkway pavers and decking in back yard.
20. Dug new access to sprinkler system including new valves.
21. Updated Fireplace: replaced tile; recessed TV and added wood frame enclosure above mantle, allowing TV cables, etc. to run behind and into lower cupboard for easy access.
22. Updated and painted bookshelves on either side of Fireplace.
23. Installed new pool light in swimming pool; new pool filter and valves.
24. Installed new outdoor LED light fixtures on each side of garage.
25. Added pavers on each side of driveway to make for a wider drive.
26. Installed lights to Gazebo with outside plugin.
27. Installed pull out storage drawers under all kitchen cabinets.
28. Added (5) ceiling fans w/ lights inside home.
29. Repainted fixed cabinet in formal dining room.
30. Added outside faucet by backdoor for convenience.
31. Added paver walkway and rocks in front yard in front of gate.
32. Added pavers to hold storage shed in backyard.
33. Updated chandeliers in entry and formal dining.
34. Added overhead vents and return in master bedroom for maximum efficiency.
35. Bought the latest robotic pool cleaner that scrubs pool while running; also installed PHIN wireless monitoring system, which floats in the water and communicates via phone to notify you what chemicals to add and when (\$700 annually includes that service and cost of all chemicals). Is now totally automatic. No pool man needed.