

# 4719 Shadow Grass

## Upgrades Within the Last 5 Years

- Remodeled, all bedrooms, both bathrooms, and utility room
- Repainted exterior of the house
- Repainted pool decking
- Replaced pool liner along with the
- Replaced pool pump and sand in the filter
- Replaced septic tank
- Replaced hot water heater
- Roof has been renewed
- Replace the two A/C unit starting capacitors every year to keep that system in good working order
- Replaced both thermostats
- Built out 3-rd car garage by into air-conditioned room. Acceptable by HOA requirements.

### **Information About Pool (From Sellers):**

Our pool is a sport pool 20 x 40 lazy L shape (approx. 35,000 gallons) with overspill hot tub (officially 6 people) but more comfortable with 4. The pool is 4' deep at both ends with 5' max in the middle. It is a salt-water easy-care system and is a liner pool not gunite or fiberglass. We have an oversized heater and sand filter. We built the pool in 2008/2009 and when we had the liner replaced about 4 years ago. The bottom (vermiculite) was in very good condition with little movement and so little repair was needed. There is a 2' concrete beam on the outside of the liner pool panels that has kept the pool very stable. This is an important part of liner pool construction that is often cut or omitted by commercial builders in FL, LA, MS and AL.