

## Upgrades for 20603 Windrose Bend

### 2018

1. full kitchen custom cabinets
2. full kitchen LED lighting Package with upper and lower cabinet lighting as well as motion activated TOE KICK lighting installed in the island for nighttime illumination without having to turn on light switch.
3. Full Ge Monogram appliance package with Ice Maker, wine fridge, Drawer Type Microwave, and GE 6 burner stove, with griddle and double multi function ovens. New dishwasher and new garbage disposal. Fridge does not stay.
4. Custom pantry built in's
5. Full Master Bathroom remodel with complete built-in's in both closets with custom lighting built into the cabinets in closet. Under stair storage behind the shoe rack in mater closet.
6. Guest bathroom upstairs remodeled floor to ceiling tile in the shower with frameless glass, and built in linen closet and storage drawers. custom vanity
7. Jack and Jill bathroom full remodel with custom cabinets and custom bath tub full tile with frameless glass and built in blue tooth speaker in shower area. custom vanity
8. all blown in attic insulation removed, and complete attic area sprayed with energy efficient spray in foam insulation
9. New 18 SER ultra high energy efficient 5 ton variable speed Trane AC system for downstairs. 10 year transferable warranty on the system
10. New 18 SER ultra high energy efficient 3 ton variable speed Trane AC system for upstairs. 10 year transferable warranty on the system
11. installed 6 4 megapixels HD day/night security camera's with 2TB network hard drive video recorder.
12. Outdoor mosquito misting system installed along fence and patio area.
13. Custom window shutters installed in all windows in the house.
14. All bed rooms in the house upgraded to FULL LED recessed down lights and ceiling fan LIGHTS removed. Upstairs bedrooms each received 4 6inch recessed LED downlights, while the Master received 6 led downlights and 1 accent light over the bed.
15. Garage ceiling sprayed with spray foam insulation.
16. Install wireless pool controller for PHONE connection to pool equipment
17. Installed POOL Chiller to cool pool down in the summer months.
18. Outdoor soffit lighting installed on back of the house and the patio to add additional lighting for night time use of the back yard.
19. complete update of existing alarm system to new standards and new key pads installed.

### 2020

1. Installed new whole home 22kw automatic standby GENERAC Generator. Warranty is transferable.
2. Lutron automated solar shades installed in Livingroom, breakfast area, Kitchen, Master Bed Room. <http://www.lutron.com/en-US/Products/Pages/ShadingSystems/SerenaShades/Overview.aspx>

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### Other upgrades.

Pool built in 2011

Built in OUTDOOR kitchen with sink and gas grill, stainless steel cabinets and refrigerator, Outdoor kitchen is built with commercial grade steel framing and fire resistant Backer board installed. This is a huge upgrade from the standard wood frame construction of most outdoor kitchens. Granite counter tops.

variable speed pool pump

automated pool system

sprinkler system

Outdoor patio tied into existing garage, with built in speakers, and dual TV connections for mounting tv facing the pool and one over the outdoor bar area.

Landscape lighting

hardwood flooring through the entire house.

Bathrooms all have ceramic wood grain tile.

Custom office built in cabinets and book shelves.

custom built in living room cabinets.

house wired and speakers installed for whole home audio system.

complete Home automation via Lutron Radio RA2 lighting control system, <http://www.lutron.com/en-US/Products/Pages/WholeHomeSystems/RadioRA2/Overview.aspx>

custom media cabinet installed and pull out media rack installed

fireplace updated and gas logs installed

Driveway extension, so that its 2 cars wide the entire length of the driveway

5ft rear extension on the garage, and 3 ft extension on the side of the garage.

upgraded garage electrical wiring with outlets in front of the garage.

French Drains installed in back yard.