

NEW, UPDATES AND SPECIAL FEATURES

ITEMS WERE COMPLETED WITH VERY HIGH-QUALITY MATERIALS AND CRAFTSMANSHIP

ENTIRE HVAC HAS BEEN RECENTLY REPLACE AND IS SERVICED EVERY YEAR

ROOF REPLACED APPROX 10 YRS AGO WITH 25 YEAR SHINGLES

REAR WINDOWS REPLACED WITH LARGE PICTURE WINDOWS.

SIDING REPLACE APPROX 3 YRS; EXTERIOR SIDING PAINTED APPROX 1 MONTH

KITCHEN REMODELED APPROX 5 YRS. DISPOSAL AND DISHWASHER REPLACED APPROX 1 YR

MASTER BATH WAS COMPLETELY GUTTED AND REMODELED.

ALL BATHS HAVE BEEN REMODELED COMPLETELY EXCEPT FOR THE ACTUAL TUB.

ALL FLOORING REPLACED.

FIREPLACE RESURFACED.

WATER HEATER REPLACED APPROX 3 MONTHS

ALL FENCING HAS BEEN REPLACED IN PAST 4 YRS (SOME IS AS NEW AS 1 YR)

SPRINKLERS REPLACED 6 MONTHS

HEAT PUMP POOL HEATER (LOW COST TO RUN EVEN IN WINTER) WE SWIM ALL YEAR.

POOL ROBOT STAYS WITH HOME. -ABOUT 1 YRS OLD

POOL EQUIPMENT IS RECENT. HEATER APPROX 3 YRS., PUMP 6 MO., SALT CELL APPROX 3 MO.

CEILING FANS/LIGHTS ALL REPLACED

PLASMA TV AND SOUND EQUIPMENT CAN STAY

ARTWORK IS FROM OUR TRAVELS AROUND THE WORLD. ALL WILL GO

HOME HAS NEVER FLOODED OR EVEN COME CLOSE.

OWNERS HAVE SPENT APPRX \$130,000

