

12903 ISLAND FALLS
LAKES ON ELDGRIDGE
UPGRADES AND FEATURES***

50 Gallon Hot Water Heater August 2019

Downstairs HVAC Condenser and Evaporator replace 2016

Hot Water Recirculating System

Upsized Type L Copper Plumbing, Completely Insulated

Premium Signature Kohler Fixtures

1500 Gallon Gray Water Collection System for Future Eco-Friendly Subsoil Irrigation

Cat 5e Hard Wired From Each Room to A Central Bedroom/Office

Game Room and Living Room Wired for Entertainment Speakers

Framed Hidden Niche Above Fireplace Prewired with Electrical and Coax Cable, Entertainment Ready

Capped Gas Connections for Future Use:

Outside Kitchen Wall at Patio (also sleeved under patio slab to yard for outdoor kitchen,

Inside & Outside Rear of Garage

Oven Cabinet Piped with Gas (for a future conversion)

Front Gas Lights Prewired for Electrical Conversion

Front Soffit Receptacle Prewired for Seasonal Lights

During Construction, Foundation Form Boards Were Raised an Extra 3.5 "Which Puts the Slab Several Inches Above the Flood Stage of the Reservoir. NEVER FLOODED.

PER SELLER***