

## 7014 Terrace Ridge – List of upgrades:

Average Electric in the Fall\_\_ \$80

Average Electric in the Summer \_\_\$150

Average Gas Bill in the Fall \_\_ \$35

Average Gas Bill in the Summer \_\_ \$20

Age of the: A/C Unit- **2 months**. New Trane 16 seer A/C installed in **2020**.

Carpet- **No Carpet**. Wood flooring in the entire house except for bathrooms and kitchen with tiles.

Pool- No private pool.

Furnace: **New Furnace installed in 2020**

Water Heater- **New A.O Smith water heaters installed in 2020**.

Roof- New Roof installed in 2012

If Older Home:

Windows- are they insulated? YES

Dishwasher- **New** LG Stainless Steel Dishwasher installed in **2019**

Stove- **New** GE Profile Stainless Steel Stove with center griddle in **2018**

Exterior Paint- Exterior paint for the entire house in **2019**

### Additional Important Information:

#### **Smart Home with Cameras.**

- Doorbell with Camera that can be accessed from phone App anywhere.
- Smart Z-Wave Switches in 80% of the house to control from the Phone.
- 4 Cameras (2 in the front and 2 in the back covering all sides of the house.
- Arm/Disarm security from anywhere using the phone app.

Media room cum Game room with speakers, projector and built in cabinet for receiver.

Energy-saving LED lights in the entire house.

Energy-saving 3M Film for living room windows (top).

New **Frameless glass** shower and **Jacuzzi** in master bath.

**Retractable/invisible** fans in the dining area and office room.

**New** Water softener and RO in **2018**

**New** large GE Profile Stainless Steel installed in **2018**

**New Big Patio (30"x 12") with tiles and fans** installed in **2018**

**Storage** under stairs

**Built-in cabinets in all closets**

**New Shades for LIVING** room windows.

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Floor and wall painting in Garage.  
Overhead space-saving storage in Garage.  
The entire house painted in 2019/2020.  
Refrigerator in the garage included.  
Storage Racks in the garage included.

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