

List of Selected Improvements:

- Popcorn ceilings removed throughout entire house, retextured, and painted
- All trim, walls, doors, and shelving in office painted
- Old indoor tank water heater removed, plumbing under the house relocated, and gas tankless hot water heater installed on the side of the house. Electrical ran for plug to be added for new water heater and control unit for water heater added inside the home to easily adjust water temp if needed.
- Closet with old water heater was refinished to make pantry space, new doors added, painted
- Carpet ripped up downstairs, on the stairs, and all of upstairs. Original hardwoods refinished and repaired as needed throughout the house. Quarter round added and stained to keep original baseboards.
- Floor air return vents from a former heating system removed and flooring repaired with tongue and groove flooring
- Ring doorbell installed
- Ring cameras/lights installed on each side of garage (over driveway and backyard) and ring camera/light over walkway entry to garage
- WiFi enabled keyless smart locks installed on home and touchpad keyless entry in garage
- New light fixture/fan dropped in with switch where previously was not overhead light
- Seven new lighting fixtures/smart ceiling fans downstairs
- Dimmer switch added in dining room
- Smart home lightbulbs installed in some rooms (can be controlled via Alexa)
- Half bath redone including new marble hexagon tile flooring, fixtures, etc.
- New refrigerator, washer, and dryer (to be negotiated if to be included in sale)
- New curtains/blinds in almost all rooms
- Doors were missing in some rooms- these were located and made to match the rest of house
- Repaired original doorknobs to restore functionality
- Fireplace refinished and painted
- Refinished under-stairs closet to expose and restore original shiplap
- Multiple 220 volt electrical plugs used for window units converted to normal 110 volt plugs
- Leaf guards installed on all gutters
- Privacy tint installed on some windows
- Installed automatic timer on pool equipment
- New koi pond pump with UV light to remove algae and light feature
- 3 new Hollywood juniper trees planted in backyard for privacy
- All breakers identified by an electrician
- New smoke/CO detectors added that are WiFi enabled