

38 Blooming Grove Lane

List of Features (per Seller)

1. Purchased in April 2006. Our painter and his crew restored the house to “like-new” condition over a 4-week period. This included:
 - Inside and outside painting.
 - Repair/replacement of any damage to trim, gutters, walls, etc.
 - Installation of wood floor in second downstairs bedroom to match rest of the house
 - Replacement of all toilets.
 - Re-tiling of Powder Room and second downstairs bedroom bathroom.
 - Removal of 15 trees (pine, elm, oak, magnolia, crepe myrtle) on south and west property fence line.
 - New courtyard fountain and backdoor gas grill installed.
 - New carpeting installed on stairs and upstairs bedrooms.
 - Additional external downlights installed.
 - Small closet upstairs converted to a micro-office space.
 - All back and side sprinkler system and landscape wiring re-installed in conduits to prevent damage. LED landscape lights installed.
 - Landscaping was updated and is now maintained (lawn and shrubbery) on a weekly basis with mulching/planting occurring in Spring and Fall of each year.
 - Ceramic fireplace logs installed.
2. Each year following purchase, our painter and his crew have performed an annual house maintenance. They check everything and repair/replace, caulk, and paint as needed. Exterior was fully painted again in 2015.
3. New fence installed in 2010 and is stained/coated periodically as required.
4. Three new Carrier Infinity series air-conditioning/heating systems (**2-speed outside/variable speed inside**) installed in 2012. Fourth outside unit for second downstairs bedroom replaced in 2018.
5. Roof and gutters replaced in 2012.
6. Pond at back was re-done with cement/concrete/epoxy lining in 2013.
7. Master Bathroom fully renovated in 2015. Only the original cabinets were kept the same but re-painted. Newport Brass polished nickel fixtures installed along with a whirlpool tub.
8. New Kitchen Aid side-by-side refrigerator installed in 2016.
9. Garage walls were re-painted, floor provided with an epoxy coating, and custom storage units installed in 2016. New *insulated* garage doors installed in 2010 and door opener springs and belts replaced in 2019.
10. New Viking microwave installed in May 2020.
11. Second Floor Airconditioning unit evaporator coil replaced under Carrier warranty in May 2020.

12. House is protected from water leaks with a two-level system (our previous home incurred a broken pipe and consequent water damage – hence the installation of this system in the present home):
 - a. Whole-house leak security is provided by a FloLogic system. Upon leaving the house, the “Away” button is pressed on a small panel (as in a home security system) and the system will shut off flow to the home if any flow is detected through the main supply pipe after a 10-second delay. While at home, the system can turn off the water if flow is detected for a period longer than set by the user (say, 15 – 20 minutes – good long shower....).
 - b. Additionally, 16 leak sensors monitor key locations (washer, toilets, dishwasher, under sinks, etc.) and if moisture/water is detected, the system turns off the water almost instantly.
13. House is equipped with X-10 technology-based and timer-based lighting automation – can be left for the buyer if buyer elects to keep it.