

## List of Improvements

- New HVAC system - Dakin, 20 seer, 5 ton, electronic 2 stage.
- Upgraded all new ductwork and vents rearranged for efficiency and function.
- New French drain to the street.
- Deck: Spray deck – Peuter gray, flagstone pattern.  
Plaster: pebble tec – blue granite  
Coping: flagstone – Arkansas Grout color – executive gray  
Tile: mastertile – ocean elonor blue
- New Heated Gunitite Pool Installed:  
Completion Date - 03/20/2019  
Sports pool with 5 ft. depth on ends, 6 ft. in middle.  
Four (4) water features – Three (3) waterfalls & fountain in spa, sun deck with umbrella
- New 7 ft. pine fence with 2 gates.
- New sewer line from under rear sunroom to city sewer.
- All recessed can lights replaced with LED canned light fixtures – to reduce heat given off from lights and reduce energy costs.
- Summer covered kitchen with granite counter & 4-chair bar seating, mounted tv, gas grill, wine fridge, sink, storage bench, outdoor lights and ceiling fan. (2016)
- Updated windows (2014)
- Interior Paint (2013)
- Exterior Paint (2016)