

## Features include:

- New flooring throughout home,
- Transferable Lifetime warranty on foundation,
- Garage insulation (Icynene spray foam), in walls and roof. Also sheet rocked and painted. Makes a good man cave or sheshed.
- Coiffured ceiling with crown molding in study /living area,
- Crown molding in study, front entry, utility rm, dining, and throughout the second-floor bedrooms and hallway,
- Noritz tankless direct vent water heater
- New concrete driveway and front walkway
- Cedar closet.
- Custom cabinetry throughout the house. Soft close doors and drawers.
- Gas fireplace with remote. Ceiling fans throughout the house.
- Solid bamboo flooring on stairs and second floor. It's a Green building product. It's also very hard and durable. 2020
- New ceramic tile on first floor and bathrooms on second floor. 2020
- Extra-large attic with spray foam insulation, lighting and floored (massive storage space).
- New American Standard high efficiency air conditioner 2020.
- New double paned low E plus windows throughout the home 2020.
- Very low energy bills due to spray foam insulation, high efficiency AC and spray foam insulation.

## **OUTSIDE:**

- New covered patio, 12'x36'. Recessed lights and ceiling fans
- Stained and sealed concrete flooring in garage, and custom cabinets, steel security lockers and work surfaces.
- Mature fruit trees on property including Rio Grand Grapefruit, Blood Orange, Improved Meyer Lemon & Georgia Peach.
- New concrete 2020, walkways, 6 car driveway and patio.
- New roof in 2017