

SELLER UPGRADES AND IMPROVEMENTS

Home upgrades

Early 90s - garage walls insulated and sheathed by owner

2007 - whole house renovated

- Complete exterior of house and garage: Hardi Plank siding, supports, fascia, soffits, and vents (outside walls of house are covered with foam sheeting and wrapped with Tavel under Hardi Plank), redesigned front entry and stairway exposing side window and changing appearance (modified sidewalk to accommodate changed entry), tiled front entry to home, added hand rails and renovated balcony porch railing; balcony floor sealed and tiled, replaced wooden fencing with wrought iron.
- Interior of house: added all new fans in bedrooms, game room/study, living room, added canned lights in kitchen, game room/study, living room, all lights and plumbing fixtures replaced, added designer front door (triple pane glass), new hardware, new window coverings, remodeled bar, painted all rooms, woodwork re-stained, added granite countertops in downstairs, added new cultured stone countertops in upstairs, new floor tile in upstairs baths, new floor tile in game room/study, master bedroom and master bath. Bamboo floors added to living and dining area and landing. New carpet on stairs and upstairs bedrooms. Added lighted display cabinet under stairs, added wall niche for curios.

2012 - roof replaced

2012 - Fiberglass insulation (R30) and radiant barrier spray added to attic

2015 - all windows and patio door replaced with double pane windows (bronze aluminum to match original color)

2018 - placed A/C and heating systems with new Rudd 2.0 ton 16 SEER condenser, X-13 furnace evaporator coil with TXV, and Rudd 5.0 ton 16 SEER condenser, X-13 furnace evaporator coil with TXV, all attic ductwork was replaced

An added feature of the home is hose bibs on all 4 sides of the house

Recently painted most of house interior

Fences between neighbors recently replaced



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